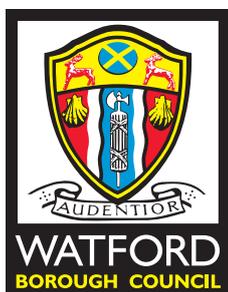
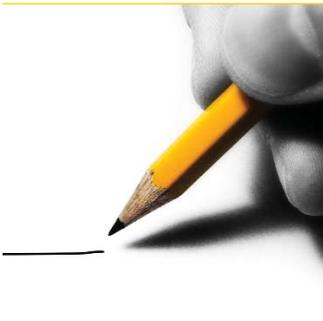


Watford's Monitoring Report 2013



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 Plan Part 1 - Core Strategy.....	12
3.2. Local Plan Part 2 - Site Allocations and Development Management	13
3.3. Adopted Policies Map.....	14
3.4. Evidence Base	14
3.5. Risks	14
4. Contextual Characteristics of Watford	15
4.1 Demographic Structure and migration.....	15
4.2. Projected population growth.....	19
4.3. Projected Household Growth, household size and composition.....	20
4.4. Crime.....	22
4.5. Deprivation	24
4.6. Health.....	26
4.7. Street Cleaning and Recycling	28
5. Housing	29
5.1. H1: Plan Period and Housing Targets	29
5.2. H2: Housing Trajectory.....	29
5.3. H3: Five Year Housing Land Supply Assessment.....	33
5.4. H4: Total Net Housing Completions by Allocation or Windfall Type	34
5.5. H5: New and converted dwellings – on previously developed land ('PDL')	35
5.6. H6: Net additional pitches (Gypsy and Traveller)	35
5.7. H7: Gross affordable housing completions and housing mix.....	36
5.8. H8: Percentage of affordable homes on qualifying sites	37
5.9. H9: Affordable Housing Commitments	39
5.10. H10: Gross Housing Completions 2006/07 to 2012/13 by size	39
5.11. H11: Gross Housing Completions 2006/07 to 2012/13 by size and type....	40
5.12. H12: Housing density	41
5.13. H13: Average house prices in Watford.....	42
5.14. H14: House purchase affordability	42
6. Business Development and Employment.....	44
6.1. BD1: Total amount of additional employment floorspace in Watford and employment areas	44
6.2. BD2: Total amount of employment floorspace on PDL.....	47
6.3. BD3: Employment land available by type	47
6.4. BD4: Total amount of floorspace for 'town centre uses'	48
6.5. BD5: Losses of employment floorspace (completed sites only)	50
6.6. BD6: Total jobs recorded in Watford	50
6.7. BD7: Job Density.....	51
6.8. BD8: Number of Employee Jobs in Watford.....	51
6.9. BD9: Percentage of Employee Jobs by Industry Groups – Watford 2011 ..	52
6.10. BD10: Earnings by residence - Gross weekly pay – all full time workers ...	53
6.11. BD11: Earnings by workplace – Gross weekly pay – all full time workers..	53
6.12. BD12: Count of active enterprises in Watford	54
6.13. BD13: Comparison of percentage of business starts and closures	54
6.14. BD14: Total Claimant Count 2008-13 and change 2012-13.....	54

6.15.	BD15: GCSE results, percentage of pupils achieving 5+ A* - C.....	56
6.16.	BD16: Qualifications of working age population	57
7.	Sustainable Development.....	59
7.1.	S1: Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds.....	59
7.2.	S2: Average household water use (litres per head per day).....	59
7.3.	S3: Renewable Energy.....	60
7.4.	S4: Per capita Carbon Dioxide (CO2) emissions	63
7.5.	S5: Air Quality and Air Quality Management Areas.....	63
8.	Green Infrastructure, Sport and Recreation.....	65
8.1.	G1: Change in areas of biodiversity importance.....	65
8.2.	G2: Change in priority habitats and species.....	66
8.3.	G3: Amount and % of total open space managed to Green Flag Award standard.....	67
8.4.	G4: Change in total open space managed by WBC.....	68
8.5.	G5: Maintain the general extent of the Green Belt	69
9.	Urban Design and Built Heritage	70
9.1.	Design Guides.....	70
9.2.	U1: Housing Quality – Building for Life Assessments.....	70
9.3.	U2: Conservation Character Area Appraisals - completions	74
9.4.	U3: Conservation Area Management Plan	74
9.5.	U4: Buildings on buildings at risk register.....	75
9.6.	U5: Listed buildings – any demolitions	76
10.	Transport and Projects	77
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.....	77
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.....	78
10.3.	T3: % Change in Total Vehicle Kilometrage on HCC roads in Watford....	79
10.4.	T4: Travel to Work Mode Shares.....	80
10.5.	T5: Watford’s cycle route usage – annual number of trips and % change..	81
10.6.	T6: Annual output for cycle routes in Watford	82
10.7.	T7: Development progress on major schemes.....	84
11.	Infrastructure Delivery and Planning Obligations.....	87
11.1.	Schools	87
11.2.	Additional cemetery capacity.....	90
11.3.	Community Infrastructure Levy	90
11.4.	IN1: Infrastructure provided - Section 106 funded schemes 2012/13.....	91
11.5.	IN2: Section 106 monies received 2012/13.....	92
12.	Appendix 1. Glossary of Terms	93
13.	Appendix 2. 2010 Index of Multiple Deprivation	97
14.	Appendix 3. Watford Context Map.....	100
15.	Appendix 4. Schedule of WDP 2000 Policies post Core Strategy adoption....	101
16.	Appendix 5. WDP 2000 Allocated Sites without Planning Permission – Status @ 31/3/13	102
17.	Appendix 6. Housing Sites listed in WDP 2000 – Status @ 31/3/13	104
18.	Appendix 7. Summary of 5 Year Assessment of Housing Supply @ 31/3/13.	106
19.	Appendix 8. Business Development Data 2006-13.	114
20.	Appendix 9. The Core Strategy and Duty to Cooperate March 2012.	120

21. Appendix 10. Local Development Scheme (LDS) Timetable 2011-14 (superseded by LDS 2013-16, published April 2013).	127
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List of Tables

Table 3-1: Local Plan - Core Strategy key stages under the 2011 LDS	12
Table 3-2: Local Development Scheme Timetable 2013-16.....	13
Table 3-3: Local Plan Part 2 - target dates and progress under the 2013 LDS	14
Table 4-1: Age of Population by numbers	17
Table 4-2: 2011 Census: Country of birth – percentage of residents (summary).....	18
Table 4-3: Ethnic Composition of Resident Population in percentages	18
Table 4-4: Comparison of 2011 and 2010 based projected population figures.....	19
Table 4-5: CLG 2011-based interim household projections to 2021, percentage growth and average household size	20
Table 4-6: DCLG 2011-based interim household projections by household type	22
Table 4-7: Number of recorded offences in Watford.....	23
Table 5-1: H2: Net Housing Completions and Projected Completions @ 31/3/13....	31
Table 5-2: H4: Total Net Housing Completions by Allocated Housing Site or Windfall Type 2001-13	34
Table 5-3: H5: Percentage of new and converted homes (gross) on previously developed land	35
Table 5-4: H7: Gross affordable housing completions mix provided 2012-13	36
Table 5-5: H8: Number of affordable homes provided 2012/13 and as % of gross housing completions on qualifying sites	38
Table 5-6: Affordable homes provided 2001/02 to 2012/13.....	38
Table 5-7: H10: Gross Housing Completions 2006/07 to 2012/13 by size	39
Table 5-8: H11: Gross Housing Completions 2006/07 to 2012/13 by type	41
Table 5-9: H12: Percentage of new-build dwellings (gross, not including conversions) completed by net density	41
Table 5-10: H13: Average house prices in Watford, quarterly 2009-2013	42
Table 6-1: BD1 (i): Total amount of additional employment floorspace in Watford ...	45
Table 6-2: BD1 (ii): Total amount of additional employment floorspace in employment areas	46
Table 6-3: BD2: Total amount and % of employment floorspace on PDL.....	47
Table 6-4: BD3 (ii): Employment land available by type	48
Table 6-5: BD4: Total amount of completed retail, office and leisure development: within the local authority area (LA) and town centres (TC)	48
Table 6-6: BD6: Total jobs recorded in Watford between 2006-11	50
Table 6-7: BD10: Earnings by residence - gross weekly pay - full time workers.....	53
Table 6-8: BD11: Earnings by workplace - gross weekly pay - full time workers	53
Table 6-9: BD12: Count of active enterprises in Watford.....	54
Table 6-10: BD13: Comparison of % of business starts and closures 2011	54
Table 6-11: BD14: Claimant Count and change	55
Table 6-12: Jobcentre Plus live unfilled vacancies - November 2012.....	56
Table 6-13: BD16: Qualifications of working age population (males/females 16-64)	58
Table 7-1: S2: Average household water use (litres per head per day – l/h/d)	59
Table 7-2: S3 (i): Renewable Energy Developments granted 2012-13.....	61
Table 7-3: S3 (ii): Renewable energy developments completed 2012-13	62
Table 7-4: S4: Watford per capita CO2 emissions 2005-11	63
Table 8-1: G1: Change in areas of biodiversity importance in Watford.....	65

Table 8-2: G3: Amount (hectares) of eligible open spaces managed to Green Flag award standard.....	68
Table 8-3: G4: Change in total hectares of open space managed by WBC	68
Table 8-4: G5: Maintain the general extent of the Green Belt in Watford	69
Table 9-1: U1: Building for Life Assessments - 2012/13 completions.....	72
Table 9-2: U4 (i): Buildings in risk category 1 - 3 ('at risk') 2011	75
Table 9-3: U4 (i): Buildings in risk category 4 ('vulnerable') 2011	76
Table 10-1: T1: Amount and % of completed non-residential development within UCOs A, B and D in 2012/13, complying with car-parking standards in WDP 2000.	77
Table 10-2: T2: Percentage of new residential development (net completions) within 30 minutes public transport time of services/key activities	78
Table 10-3: T3: % Change in Total Vehicle Kilometrage on HCC roads in Watford	79
Table 10-4: T5: Cycle route usage – average cyclists per day and annual % change	81
Table 10-5: T6: Annual output in km for cycle routes in Watford	82
Table 11-1: Current and potential capacity in Watford Primary schools @ November 2013	88
Table 11-2: IN1: Section 106 funded schemes 2012/13.....	91

List of Figures & Photographs

Figure 4-1: Age pyramid for Watford – 2001 Census and 2011 Census	16
Figure 4-2: Key Crime Statistics in Watford 2007/08 to 2012/13	24
Figure 4-3: Life expectancy (years) at birth, 2009-2011	27
Figure 5-1: H2: Housing Trajectory 2013.....	32
Figure 5-2: Former Cassio Campus mixed use development.....	37
Figure 5-3: H11 - Gross Housing Completions 2006/07 to 2012/13 by size and type	40
Figure 5-4: H14: House purchase affordability – ratio of median house price to median earnings, 2005 - 2012	43
Figure 6-1: Former JR Tagger site, Aldenham Road - live/work units	45
Figure 6-2: High Street/King Street mixed use development.....	49
Figure 6-3: BD7: Jobs density 2005-2011 representing the ratio of total jobs to working-age population (includes males and females aged 16-64)	51
Figure 6-4: BD9: Percentage of Employee Jobs by Industry Groups – Watford 2011	52
Figure 6-5: BD14: Claimant Count Comparison 2008-2013	55
Figure 6-6: BD15: GCSE and equivalent results for young people, percentage of pupils achieving 5+ A* - C	57
Figure 9-1: Rainbow House development scored highly in Building for Life	71
Figure 9-2: Dancing Woman sculpture in Cheslyn Gardens.....	72
Figure 10-1: T4: Travel to Work Mode Share by Watford residents – 2011 and 2001 Census	80

Executive Summary

Authorities' Monitoring Reports ('AMRs') have an important purpose in the ongoing management of planning policy and must be prepared and published at least once a year; Watford's Monitoring Report 2013 covers the period 1 April 2012 to 31 March 2013. The AMR outlines the progress made on local plan documents and uses various indicators and monitoring mechanisms to assess the effectiveness of planning policies and whether we are achieving local plan objectives.

Local Plan

- **The Local Plan Part 1: Core Strategy was adopted on 30 January 2013**, and sets out the council's vision for development and conservation in Watford to 2031.
- **An initial consultation of the Local Plan Part 2 took place between 4 November and 16 December 2013.** This contained initial site allocation proposals, draft development management policies, and draft town centre policies.

Housing

- **There were 541 net housing completions during 2012/13** ahead of the Core Strategy housing target of an average 260 dwellings per annum. **Watford can demonstrate a 5 year housing land supply, which is 137.7%, above the National Planning Policy Framework requirement of 105%.** Watford is continuing to make good progress in delivering new homes.
- **Affordable dwelling completions numbered 184**, averaging 34% of the 541 total net housing completions for 2012/13. All of the affordable housing completions for 2012/13 conformed to the policy that applied at the time of permission which was 30% affordable housing, rather than the 35% affordable housing presently required.
- **The proportion of houses to flats completed has risen from 22% last year to 29% in 2012/13 with flats having decreased from 78% to 71% of the gross housing completions.** The number of properties built with three or more bedrooms has increased to 27% from 20% last year and nearly half of all dwellings built during 2012/13 are two bedrooms.
- **In 2012/13, 97% of housing completions were on previously developed land**, exceeding our local target which continues to be 80% of all residential development on previously developed land.

Business Development and Employment

- Appendix 8 shows that there has been a small net loss of 1,358 sq.m. in B use class floorspace within allocated employment areas since 2006. **Overall, this indicates that existing policies are protecting employment within allocated employment areas.**
- **Watford's Core Strategy seeks a minimum of 7,000 additional jobs in the district between 2006-2031. There is an encouraging increasing trend of approximately 1,000 total jobs per year in Watford since 2009.** Morrisons have recently opened their new supermarket on 25 November at Ascot Road, on the former Royal Mail depot site in West Watford, creating about 270 jobs in the area. This is the first part of the Western Gateway (Ascot Road) regeneration scheme to take shape.
- **100% of employment development within Watford took place on previously developed land, exceeding the Core Strategy target of 90%.** No greenfield land has been used for any employment development during the period monitored since 2006/07.

Sustainable Development

- **There has been a reducing trend in Carbon Dioxide (CO₂) emissions overall in Watford for the period 2005-2011 in line with policy objectives, and there has been a reduction of 1.5 tonnes CO₂ per person since 2005, from 6.4 tonnes to 4.9 tonnes.** Watford Borough Council's own local authority operations have decreased their gross emissions to 2,479 tonnes of CO₂. This is a total reduction of 10% compared with 2011/12 and a 19% reduction from the base year 2009/10.
- **During 2012/13, average household water use has declined in all the Hertfordshire districts including Watford,** and the county average of 149 l/h/d is presently much nearer the England and Wales average of 142 l/h/d, than previously. **The reducing trend conforms to the Core Strategy aim of minimising water consumption (Policy SD2).**
- **The number of planning applications identified as including renewable energy sources appears to be increasing.** 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.

Green Infrastructure

- **Targets to maintain the total amount of open space managed by WBC and the amount managed to Green Flag Award standard have been met in 2012/13 - both are unchanged.** It is the fifth consecutive year that Woodside Playing Fields and Cheslyn Gardens have been awarded the Green Flag and the seventh year for Cassiobury Park.
- **The council's intention is to maintain the general extent of the Green Belt, as contained within the Core Strategy Policy GI2. Electronic mapping of the Green Belt onto our GIS system was undertaken in 2012 and the resulting measurement of 407 hectares equates to 19% of Watford's total area.** The figure of 407 hectares is a result of more accurate measuring and does not show any loss in Watford's Green Belt. The predominantly urban nature of Watford means that the protection of its surrounding Green Belt land is of particular importance.
- **A bid for external funding has been successful for Cassiobury Park with £418,000 awarded by the Heritage Lottery Funding/BIG lottery funding. If we are successful at Stage 2 of the bidding process (February 2014), the £6.6 million project will see a huge range of improvements to the park.** From the evidence available, our policies seem to be 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.

Urban Design and Built Heritage

- **'Building for Life' assessments, showing the level of quality in new housing developments surveyed this year average at 9.5 which is an improvement on the average of the scores seen in 2011/12 which was 8.8, in line with our objective of increasing the quality of design.**
- **In 2012, a successful bid was made to the War Memorials Trust for financial support for works to the Peace Memorial and to English Heritage for a grant to help with renovating listed and locally listed chest tombs in St Mary's churchyard. Restoration works have since taken place during 2013 and the tombs are no longer considered to be 'at risk'.** Watford Borough Council aims to further reduce the number of listed buildings at risk of decay.
- **A public consultation on the draft Conservation Areas Management Plan took place between 4 April 2013 - 15 May 2013 and a revised version of the document was subsequently adopted by Watford Borough Council Cabinet on 8 July 2013.** Oxhey was designated a conservation area in the spring of 2013 and a character appraisal document will be completed in line with those already completed for the other 9 conservation areas.

Transport and Projects

- **Recent initiatives to lessen congestion and improve sustainable transport include joint working on the Grand Union towpath improvement project; improved cycle parking facilities and the installation of electric car re-charge points and some new bus shelters across the town, with further installations planned.** The 2011 census showed that fewer Watford residents travel to work by car than in 2001 - 54.6% rather than the 60.5% in 2001, and more residents travel to work by public transport - 19.5% as opposed to 14.1% in 2001.
- **In July 2013, HCC and London Underground were granted the legal powers needed to build, operate and maintain the Croxley Rail Link.** Design work is underway and construction is expected to start in 2014, with the target date for trains to be running by 2016.
- **In addition to Ascot Road, where the new Morrisons recently opened, substantial progress has been made with other major development projects such as Charter Place, Watford Health Campus and the town centre improvement works.** These will lead to additional jobs and homes along with improved retail, transport, leisure, healthcare and other supporting services and facilities.

Infrastructure delivery

- **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 and that a new cemetery will be required to serve the borough by 2014.** One option is to locate a new cemetery on council owned land at Paddock Road. This site is located within Hertsmere BC and we could not allocate this site in our Local Plan. However, we have asked for views and alternative suggestions on a cemetery at Paddock Road and Primary school provision on sites at Ascot Road, Lanchester House (Hempstead Road) and Orchard School as part of the Site Allocations' initial consultation from 4 November to 16 December 2013.
- **The detailed planning application for Watford Health Campus' road infrastructure was approved by Watford Borough Council in December 2013.** Work will start on the new link and access road in spring 2014, with completion expected by the end of 2015. This will help to reduce traffic congestion in West Watford and improve access to the hospital.

Conclusion

Our local plan policies have been successfully working to help ensure that Watford, jointly working with partners, continues to provide homes, leisure, employment opportunities and transport infrastructure; guiding development to where we want it to go, promoting high quality design and sustainable development and protecting and enhancing the best of the built environment; maintaining the quantity and quality of our green spaces and improving the overall environment as much as possible.

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 2012 to 31 March 2013. 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 documents that are currently being progressed, including the Development Management and Site Allocation policies. The East of England Plan which was the Regional Strategy applying to Watford, and previously formed part of the development plan, together with the remaining policies of the Hertfordshire Structure Plan were revoked in January 2013.

This monitoring report includes indicators which measure the effects of planning policies that the indicators can be directly related to, some of which cover both the Watford District Plan 2000 and the Core Strategy, which were both in place for parts of this monitoring year 2012/13. 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.

Further examples of co-operation between Watford and other local authorities are set out in Appendix 9 'The Core Strategy and Duty to Cooperate March 2012'. This statement includes information on the jointly prepared evidence base for the Core Strategy. Examples include the joint housing studies which influenced Watford's approach to housing delivery and affordable housing policy and a strategic transport study undertaken with HCC and Three Rivers District Council.

During 2012/13, the Hertfordshire Infrastructure and Planning Partnership (HIPP), a partnership of all the planning authorities in the county, have been reviewing how to most effectively meet the requirements of the Duty to Cooperate introduced in the Localism Act 2011. In May 2013, HIPP agreed a Memorandum of Understanding which 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 includes 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 – Perfectly Placed for Business. It is the intention for the LSS proposals map to be drafted and available to provide a spatial planning baseline for the preparation of the LEP's Strategic Economic Plan, which is due to be submitted to Government by the end of March 2014.

There has also been a degree of cooperation with the Greater London Authority (GLA) and the London Boroughs. In March 2013, approximately 65 local planning authorities (including Watford Borough Council) and other stakeholders met at City Hall, London to share ideas and views about how to develop effective cross boundary working in the development of the London Plan and local authority plans. A working group was formed to explore the ideas presented and issues raised both there and in responses to consultation. Further meetings have taken place during 2013 and will also be scheduled for 2014 including discussions on the further alterations to the London Plan and a strategic infrastructure plan looking forward to the year 2050.

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 Plan Part 1 - Core Strategy

The Core Strategy was adopted in January 2013 and sets out the council's vision for development and conservation in Watford to 2031. The adoption date slipped from the October 2012 date published in the LDS 2011 due to the additional consultation stage required for the proposed modifications as a result of the examination.

Table 3-1: Local Plan - Core Strategy key stages under the 2011 LDS

Stages	2011 LDS		Comments
	Target Date	Date met	
Publication	May 2011	May 2011	A further consultation on significant changes took place from 11 November to the 23 December 2011.
Submission	Feb 2012	Feb 2012	Hearings took place in June 2012 post submission, followed by consultation on proposed modifications between 30 July and 10 September 2012
Adoption	Oct 2012	Jan 2013	Additional consultation stage was required after the hearings – to consult on changes made as a result of the NPPF and as a result of representations.

During 2012/13, the Local Development Scheme 2011 was in place (supplied as Appendix 10) but has now been superseded. Attention during the year 2012-13 focussed on progressing the Core Strategy first and the 2011 timetable dates were not met in respect of the remaining local development plan documents.

A new 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 sets out a revised timetable, as follows:

Table 3-2: 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

Further changes to the Regulations in 2012 amended the description of production stages for a Local Plan (formerly Local Development Framework), simplifying these to notification (when we write to stakeholders to let them know what plan we are producing and to ask what the plan should contain), publication (when we publish a draft plan for comment), and submission (when the plan is submitted to government for examination).

3.2. Local Plan Part 2 - Site Allocations and Development Management

A summary follows on the remaining documents contained within the Local Plan Part 2 – please note that it was decided that the Town Centre Area Action Plan will not be produced as a separate document, but that town centre policies will be incorporated into the remaining documents:

- The Site Allocations document will identify sites for development in accordance with the Core Strategy and give details of proposals and requirements for development. We issued a call for sites during 2006 and again in 2008. A Strategic Housing Land Availability Assessment (SHLAA) was consulted upon in 2010.
- The Development Management Policies Document will set out generic policies for Development Management. We have been working with colleagues and some stakeholders to review the effectiveness of current Local Plan policies and to assess the requirements of the NPPF.
- Work on both documents has been ongoing but the focus during 2012/13 has been on delivering the Core Strategy first and the target dates under the 2011 LDS were not met.
- 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.
- Target dates for the relevant stages have been revised and are as per the LDS 2013.

Table 3-3: 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.
Publication (for consultation)	Oct 2014		
Submission	Mar 2015		
Adoption	Jan 2016		

3.3. Adopted Policies Map

Strategic sites have been identified by the Core Strategy (maps provided within the Core Strategy document) but boundaries will be allocated by the Site Allocations process. The Adopted Policies Map (previously called the Proposals Map) will be updated once specific boundaries can be agreed following the Site Allocations process.

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.

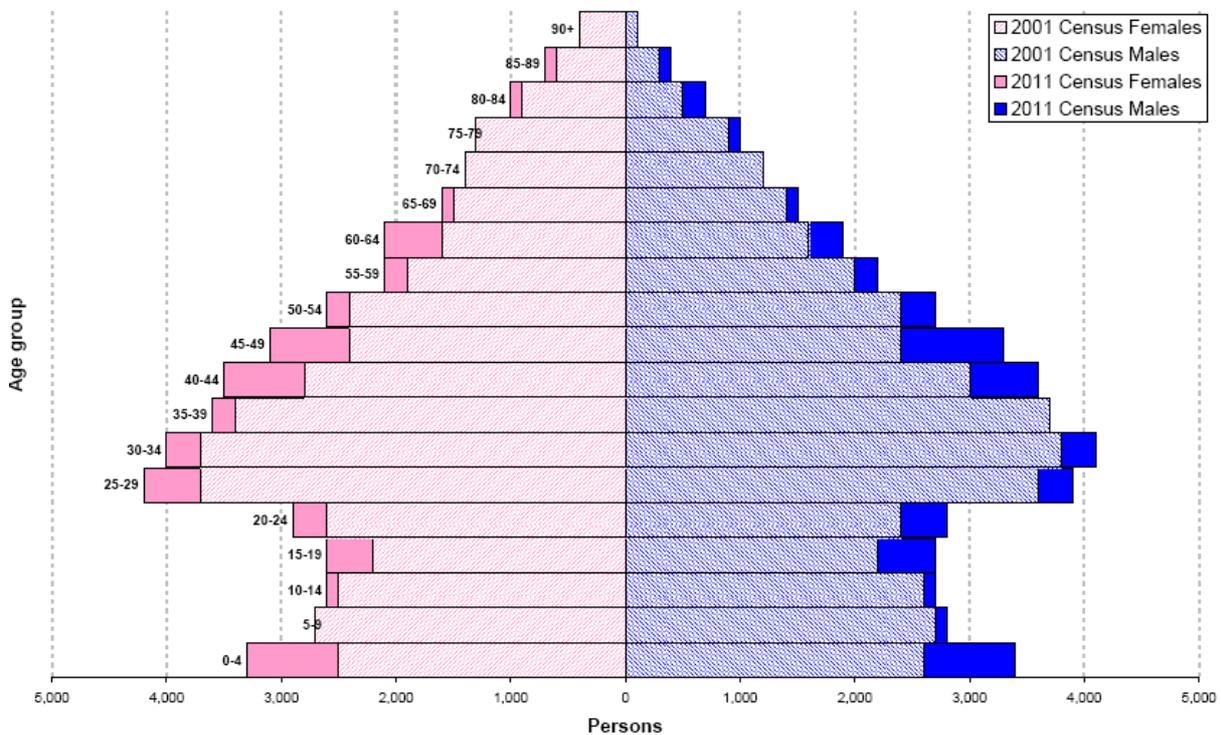
4.1 Demographic Structure and migration

The first release of data from the 2011 Census was published by the Office for National Statistics ('ONS') on 16 July 2012 and the resident population estimate for Watford on Census Day was 90,300. This is an increase of 13.3% compared to the figure of 79,726 from the 2001 Census, and an increase of 5% compared to the ONS mid-2010 estimate of 86,000.

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 by numbers

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	Antartica 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.

On the 26 June 2013, ONS released the mid-2012 population estimates, (as at the 30 June 2012) and Watford's estimate is 91,700, up by 1,000 from the mid-2011 population estimate of 90,700.

4.2. Projected population growth

On the 28 September 2012, ONS released an interim set of 2011-based population projections, based on the mid-2011 population estimate. The interim projections are only for a 10 year period rather than the usual 25 years.

Watford's mid-2011 base population estimate was 90,700, which is 8,800 higher than the 2010 base figure of 81,900 and the resulting 2011 based estimated population at mid-2021 of 95,300 was 4,400 more than the 2010 based estimated population at mid-2021 of 90,900. Although the estimated population figures are higher under the new 2011 based population projections, Watford's resident population is projected to grow by just 5.1% over the 10 year period from mid-2011 to mid-2021, which is half the projected growth of 10% over the first ten years of the 2010-based projections.

Table 4-4: Comparison of 2011 and 2010 based projected population figures

	ONS 2010 based population projections				ONS Interim 2011 based population projections			
	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
Watford	81,900	90,100	8,200	10.0%	90,700	95,300	4,600	5.1%
Herts	1,099,000	1,212,100	113,100	10.3%	1,119,800	1,234,100	114,300	10.2%

Data Source: Compiled by Planning Policy, WBC, data sourced from Office for National Statistics
 N.B. From October 2011 DCLG does not publish data at regional level

Initial findings are that the usual resident population of Hertfordshire is projected to grow by 10.2% over the 10 year period from mid-2011 to mid-2021 resulting in an estimated population at mid-2021 of 1,234,100. This compares to a projected growth of 10.3% over the first ten years of the 2010-based projections. In comparison, the projected population increases between mid-2011 and mid-2021 in England and the East of England region are 8.6% and 10.2% respectively.

The method that ONS use in calculating population projections involves making assumptions on births, deaths and migration based on past trends – the components of change that are published as part of these projections show that most of Watford's estimated growth over the 10 years is based on natural change i.e. more births than deaths, as opposed to migration. Although there are allowances made for inward migration, both internal i.e. within the U.K and international, the numbers are cancelled out by similar numbers assumed for outward migration so that overall migration for Watford is negative over the period, in figures which are quoted to nearest 1000 people. However, approximately 42% of Hertfordshire's overall estimated growth over the same period is based on migration (inward migration assumptions are greater than outward migration assumptions) with approximately 58% based on natural change.

It is important to remember 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, such as at local authority level.

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 20 year period. The 2011-based interim household projections supersede the previous 2008-based projections (covering 2008 to 2033).

Table 4-5: 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 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
- this supersedes the previous 2008-based projections which 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 in 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 4-6: 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.

4.4. Crime

The clear issue that was identified in the Watford Community Survey 2012, as making a good place to live is the level of crime and community safety, with nearly three quarters of residents (72%) choosing this option.

Table 4-7: Number of recorded offences in Watford

	Watford 07/08	Watford 08/09	Watford 09/10	Watford 10/11	Watford 11/12	Watford 12/13	% increase or - decrease between 11/12 and 12/13
Violence against the person	1224	919	973	851	1018	1062	4%
Sexual offences	72	48	66	49	82	78	-5%
Robbery offences	111	126	114	95	135	76	-44%
Domestic burglary offences	445	465	357	421	361	272	-25%
Vehicle Crime	1144	911	771	779	662	437	-34%

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

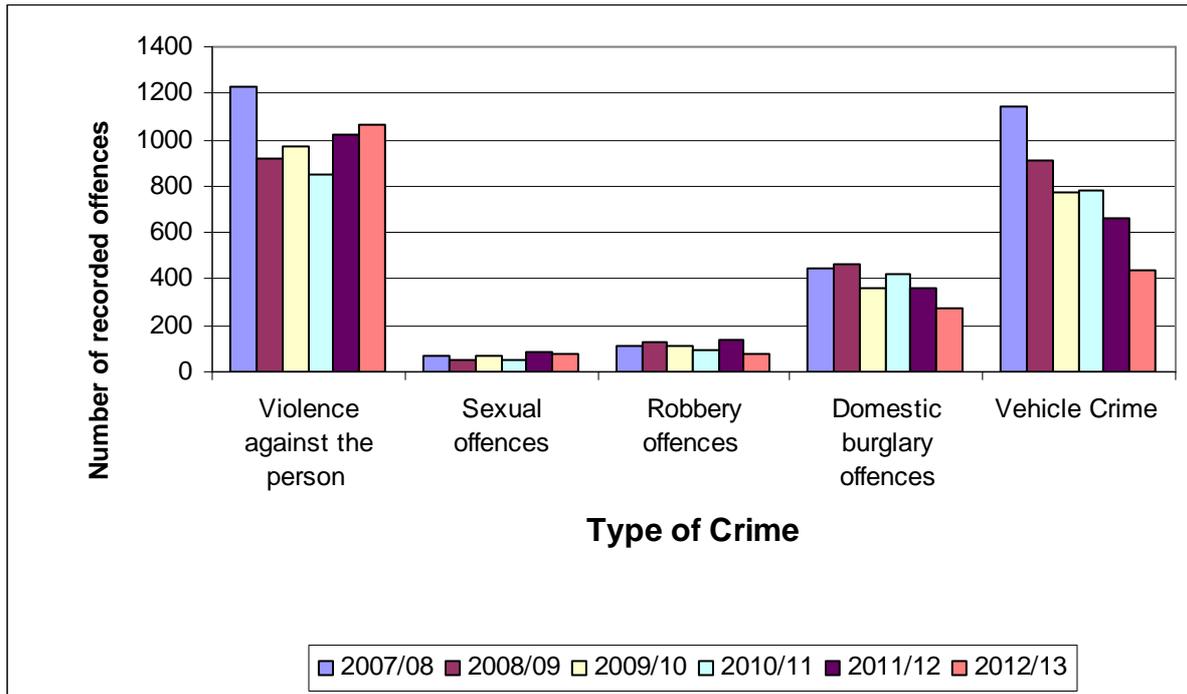
Watford is a densely populated urban town and a key centre for shopping and entertainment and so, has generally higher levels of crime proportionally, than other districts in Hertfordshire. However, although recordings of violence against the person offences have increased slightly by 4% since last year, all other offences shown in Table 4-7 have decreased. Recordings of robbery offences have decreased by 44% since 2011/12; although they had increased in 2011/12, they are at the lowest level they have been over the past six years. The trend of crime levels over these years is illustrated in the accompanying graph and in the main, there has been a reducing trend; recorded crime figures are affected by changes in levels of reporting to the police and recording by them, and this should be borne in mind when looking at long-term trends.

The responsibility for publishing crime statistics transferred from the Home Office to the Office for National Statistics (ONS) in April 2012. Following a consultation, some offences previously classified as violence against the person have been moved to other categories. For example, offences where there is no violence involved at the time of the offence, such as possession of weapons, have been moved to new sub-categories within the 'Other crimes against society' grouping. There has been a reduction in the number of Violence against the Person Offences when comparing figures based on the new definition with datasets produced in previous years. However, a back series on the new basis has been produced back to 2002-03 and all years presented here are based on the new definition. None of the other offences included here have been affected by the classification changes introduced in 2012/13.

Watford is proud to have achieved the Purple Flag accreditation which recognizes excellence in the management of town centres - Watford scored '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. To find out more about Safer Watford visit: www.saferwatford.org.uk

Figure 4-2: Key Crime Statistics in Watford 2007/08 to 2012/13



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

4.5. Deprivation

The 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 7th in Hertfordshire, followed by Watford 009B in Central ward, north of the Harlequin centre, which ranks 8th in Hertfordshire (and was ranked most deprived in Watford in the IMD 2007). Both these LSOAs rank in the most deprived 10% in the region, decreasing from three LSOAs in the IMD 2007, and another eight rank among the 20% most deprived in the region.

There are thirteen LSOAs in Watford which rank in the most deprived 10% in Hertfordshire, increasing from 12 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, which are the same as 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 worst 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:

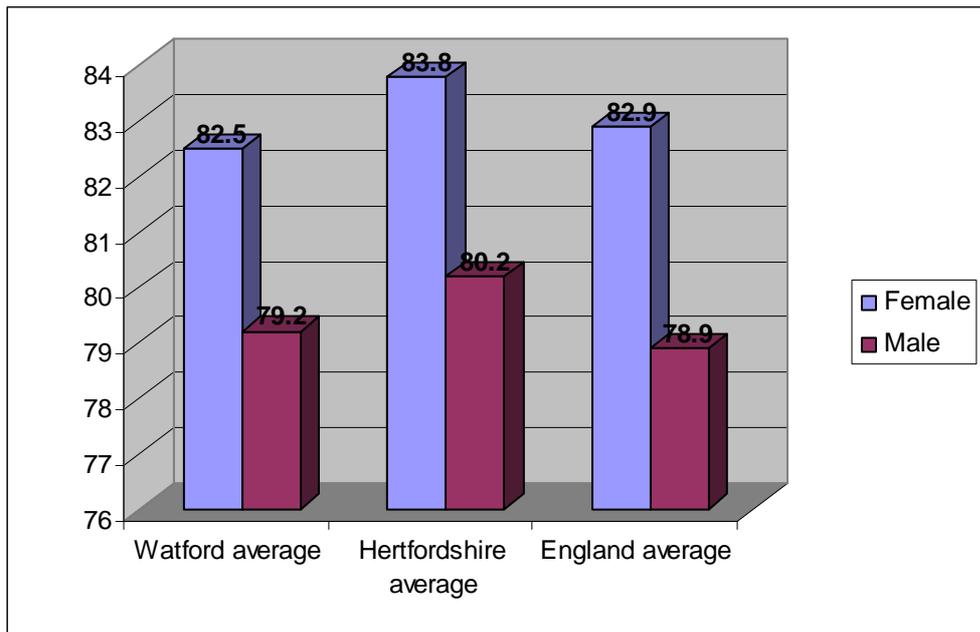
<http://www.neighbourhood.statistics.gov.uk/dissemination/>

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 2013 NHS Health Profile's conclusion is that the health of people in Watford is varied compared with the England average. The profile shows three different indicators for Watford which have been categorised as significantly worse than the England average, acute sexually transmitted infections, statutory homelessness (both under the same categorisation in 2012) and violent crime (although this profile uses 2011/12 crime statistics and it can be seen under Section 4.6 in this report that 2012/13 crime figures are generally down on the previous year) Female life expectancy which was designated as worse than the England average in 2012 has improved to 'not significantly different from the England average'. In 2012, sixteen indicators (up from thirteen in 2012) have been measured as 'not significantly different from England average' and thirteen indicators (down from sixteen in 2012) have been measured as 'significantly better than England average'.

Life expectancy at birth is an important indicator of health. Life expectancy for both men and women in Watford is similar to the England average. Male life expectancy has increased from 79 in to 79.2 years and female life expectancy has increased from 81.6 to 82.5 years. However, life expectancy can be 7.5 years lower for men and 6.8 years lower for women in the most deprived areas of Watford than in the least deprived areas.

Figure 4-3: Life expectancy (years) at birth, 2009-2011

Source of data: Department of Health NHS Health Profile 2013

Over the last ten years rates of deaths from all causes have fallen; the early death rate from cancer, heart disease and stroke has fallen and is similar to the England average.

Improvements in 2013 include the drop in the percentage of adults smoking, from 18.9% to 16.6%; an increase in physically active adults, from below the England average to better than the England average. There has been no update on the data for healthy eating adults, at 32.2%, better than the national average of 28.7%, nor on the proportion of obese adults at 17.3%, better than the England average of 24.2% but updated figures have been provided on the percentage of obese children in Year 6 (aged 10-11), which has again increased from 18% to 19.1%.

The NHS Health Profile 2013, similarly to 2012, indicates that priorities include smoking cessation, physical activity, obesity, older people's health and falls prevention.

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.

From April 2013 statutory public health responsibilities transfer 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.

4.7. Street Cleaning and Recycling

In the Watford Community Survey 2012, litter and dirt in the streets was one of the top three issues that people identified as making somewhere a good place to live, after crime/community safety and quality of health services.

Street and environmental cleanliness has improved during 2012-13. The results for these measures overall were very good (low figures are good for these measures)

- levels of litter improved from 4.78% for 2011-12 to 2.44%
- levels of detritus improved from 5.03% in 2011-12 to 4.02%
- levels of graffiti show an improving trend from 3.72% in 2011-12 to 2.67%

There has been a reduction in fly tipping, but there has been a noticeable increase in fly poster activity, evident on vacant shop fronts and including fly posting of circus events outside the borough, advertising by scrap car dealers and small enterprises.

We have maintained our recycling rate of around 40%, which compares well with other urban areas across the country.

5. Housing

5.1. H1: Plan Period and Housing Targets

The Government laid an Order before Parliament that came into effect on the 3 January 2013, revoking the East of England Plan which was the Regional Strategy applying to Watford and previously forming part of Watford's Local Plan. Therefore our current housing requirement is contained in Watford's Core Strategy 2006-31, which was adopted on 30 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.

Shown first are the annual number of net dwellings completed between 2006/07 and 2012/13, the total being 2,971, which is above the combined annual average required for the years 2006-2013 ($7 \times 260 = 1,820$).

H2b: Net additional dwellings – for the reporting year (the past year of 1 April 2012 to 31 March 2013)

The net figure of 541 completions for 2012-13 exceeds the average 260 homes required per year and also the revised annual rate required to remain on target. For the AMR year 2012/13, there were 162 units completed from an allocated housing site (no.24 in the Watford District Plan 2000 - the Cassio College, Langley Road site), 30% of the total 541 net completions. As can be seen in Table 5-2, this is an unusually high percentage in recent years, as 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.

The government has revised dwelling stock estimates following the 2011 Census, and taking into account the housing completions to 2012-13, Watford's dwelling stock is currently estimated to be 38,400 (to nearest 100) as at the 31 March 2013.

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 2013/14 to 2030/31.

The past completions between 2006/07 and 2012/13 total 2,971, which is well above the combined annual average required for the years 2006/07-2012/13 ($7 \times 260 = 1,820$), making 196 the revised annual rate necessary in order to achieve the total of 6,500 by 2031. If development continues in line with the projections calculated, we estimate that Watford will have achieved in excess of the overall target by 2031.

Also provided separately in Appendix 5 is a list of the outstanding allocated sites without planning permission as at 31 March 2013, 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 4 November to the 16 December 2013 and the results of the consultation will then be reviewed – there will be further consultation in 2014. 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.

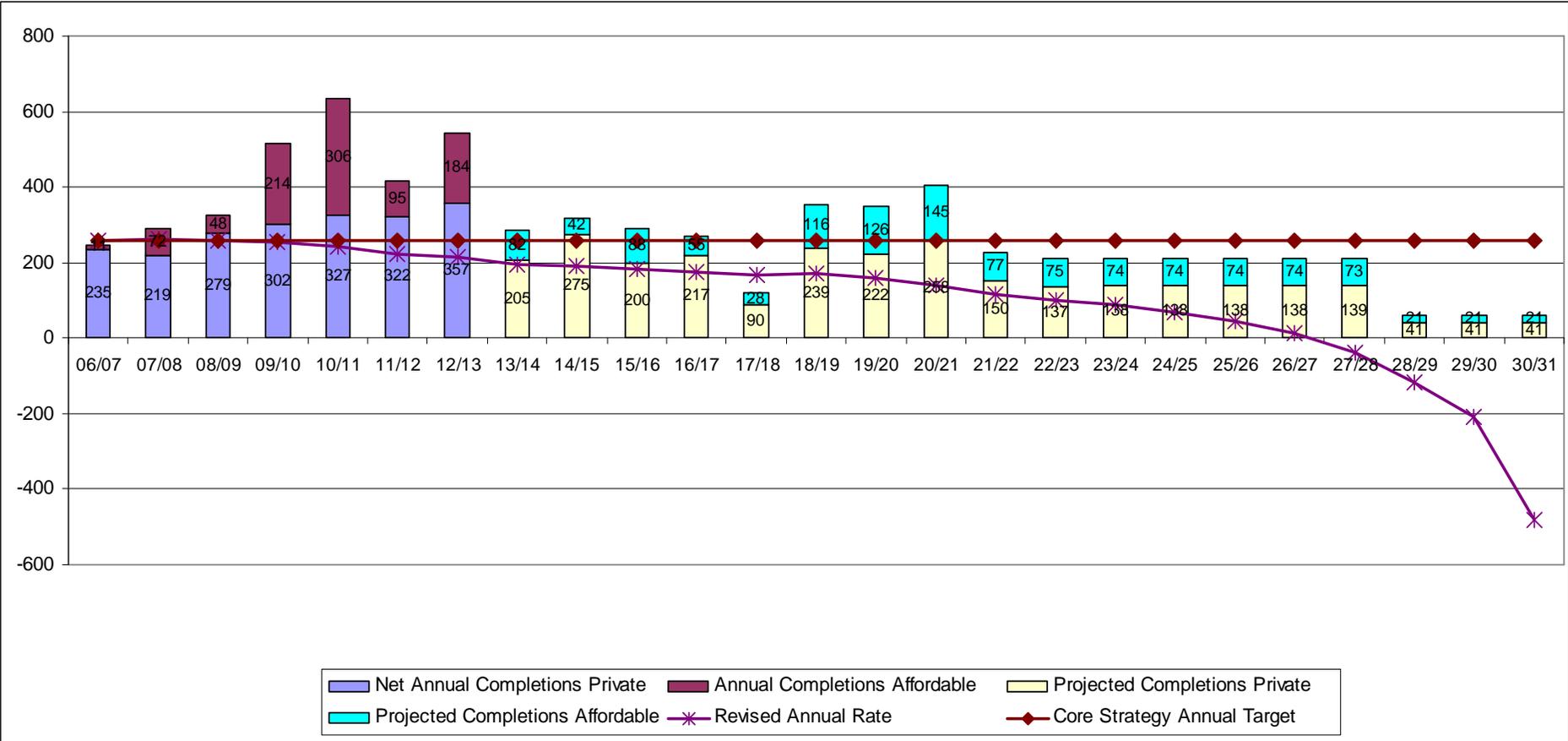
A conservative allowance has been made within the housing trajectory from year 6 onwards of 62 units per annum to in respect of windfalls. This allowance is calculated from the average windfall delivery rate for the period 2001-2013 on 'small' sites only ($743/12=62$). Large windfall sites are developments where there are at least 10 dwellings or more, and small windfall sites are developments of less than 10 dwellings. 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.

Table 5-1: H2: Net Housing Completions and Projected Completions @ 31/3/13

Year	Net Annual Completions Private	Annual Completions Affordable	Net Annual Completions Totals	Projected Completions Private	Projected Completions Affordable	Projected Annual Completions Totals	Core Strategy Annual Target	Revised Annual Rate	Actual Cumulative Totals
06/07	235	11	246				260	260	246
07/08	219	72	291				260	261	537
08/09	279	48	327				260	259	864
09/10	302	214	516				260	256	1380
10/11	327	306	633				260	244	2013
11/12	322	95	417				260	224	2430
12/13	357	184	541				260	214	2971
13/14				205	82	287	260	196	3258
14/15				275	42	317	260	191	3575
15/16				200	88	288	260	183	3863
16/17				217	55	272	260	176	4135
17/18				90	28	118	260	169	4253
18/19				239	116	355	260	173	4608
19/20				222	126	348	260	158	4956
20/21				258	145	403	260	140	5359
21/22				150	77	227	260	114	5586
22/23				137	75	212	260	102	5798
23/24				138	74	212	260	88	6010
24/25				138	74	212	260	70	6222
25/26				138	74	212	260	46	6434
26/27				138	74	212	260	13	6646
27/28				139	73	212	260	-37	6858
28/29				41	21	62	260	-119	6920
29/30				41	21	62	260	-210	6982
30/31				41	21	62	260	-482	7044
	2041	930	2971	2807	1266	4073	6500		
					Target		6500		
					less actual achieved		7044		
					excess over plan period		544		

Source: Compiled by Planning Policy, WBC

Figure 5-1: H2: Housing Trajectory 2013



N.B. Annual affordable completions portrayed in the table/chart relate to new builds only and form a part of the net annual completions totals. Affordable totals including acquisitions were 224 for 2009/10 and 356 for 2010/11

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 2,971 units between 2006/07 and 2012/13, this equates to 3,529 units remaining to be achieved and a residual annual rate requirement or 'managed delivery target' of 196 dwellings for the remaining period ($6,500 - 2,971 = 3,529 / 18 = 196$) in order to achieve the total 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 2,971 units between 2006/07 and 2012/13, this equates to 3,529 units remaining to be achieved and a residual annual requirement of 196 dwellings for the remaining period ($6,500 - 2,971 = 3,529 / 18 = 196$). This corresponds to a five year housing requirement of 980 (y) dwellings ($196 * 5 = 980$).
- The number of projected completions between 2014/15-2018/19 has been identified as 1,350 (x).
- **The five year housing land supply is calculated as $(x/y) * 100$. Watford's 5 year land supply is $(1,350/980) * 100 = 137.7\%$, (equating to almost seven years worth of housing land supply) 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 2013 to 31 March 2014.

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. The five year assessment sites listing is available at Appendix 7 and is also available 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 write 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 2001-13

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%
Totals	936	21%	2698	62%	743	17%	4377	3441	79%
Avg.p.a.	78	21%	225	62%	62	17%	365	287	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. Watford has a history of a substantial windfall delivery rate as can be seen in Table 5-2. The entirety of Watford's 516 and 633 net housing completions for years 2009/10 and 2010/11 respectively were composed of windfall sites, as were 93% of total net housing completions in 2011/12 and 70% in 2012/13.

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 2012 trajectory for net completions during 2012-13 was 367 units, whereas the actual net completions figure was 541 units. The main difference in the amount of actual and anticipated completions results from three larger developments where a total of 171 more units were completed sooner than expected.

These developments include:

- 162 dwellings completed (33 remaining) rather than the 55 estimated for this year at the Cassio College site, Langley Road.

- 71 dwellings completed (the whole development) rather than the 37 estimated for this year at the J.R. Tagger site, Pinner Road/Aldenham Road.
- 62 dwellings completed (the whole development) rather than the 32 estimated for this year at the Rainbow House site, Water Lane.

There have been some successful mixed use developments provided such as at High Street/King Street, the former JR Tagger site, Aldenham Road and Cassio Campus, Langley Road.

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

The national annual target that 60% of new housing should be on previously developed land was abolished when the National Planning Policy Framework (NPPF) was introduced in March 2012.

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'.

Previously developed land (PDL) 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. The definition of previously developed land was already changed in June 2010 to **exclude private residential gardens**. 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.

In 2012/13, there were 568 completed dwellings (gross) in total during the year, of which 97.00% (551 units) were on previously developed land.

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

2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
100%	100%	97.89%	100%	99.66%	100%	100%	100%	97.90%	92.50%	97.00%

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.

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 East of England Plan, Watford’s regional strategy set a target for Watford to provide 10 additional pitches for Gypsies and Travellers by 2011 and a further 10 pitches by 2021. Although the regional plan was revoked by the Government in January 2013, the council still has a responsibility to provide sites to meet the established needs of gypsies, travellers and travelling show people in Watford.

The Core Strategy Policy HS4 has stated that ‘a site in the vicinity of the existing Tolpits Lane site will be the preferred location.’ The council will allocate sites to meet this target in the Site Allocations Plan.

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: Gross affordable housing completions and housing mix

There were 184 affordable dwelling completions in total during 2012-13 across five sites, with the mix made up of 122 (66%) social rented dwellings, 31 (17%) affordable rented dwellings and 31 (17%) low cost ownership (shared ownership and intermediate rent).

Table 5-4: H7: Gross affordable housing completions mix provided 2012-13

Social Rented	Affordable Rented	Intermediate Housing (shared ownership and intermediate rent)	Total affordable completions
122	31	31	184
(66%)	(17%)	(17%)	(100%)

Source: Watford Borough Council

New 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.

It can be noted that in the last five years, there have been no renegotiated Section 106 planning obligations for affordable housing.

5.8. H8: Percentage of affordable homes on qualifying sites

However, all of the affordable housing completions for 2012/13 formed part of planning permissions granted during 2009 and 2010 and achieved between 30% and 100% affordable housing on the sites applicable, conforming to the policy that applied at the time which was 30% affordable housing, rather than the 35% affordable housing presently required.

Figure 5-2: Former Cassio Campus mixed use development



There were also 2 new dwellings provided for homeless families this year, for which the planning permission was initially included in the affordable housing commitments in 2011/12 but this was removed from our affordable completions in 2012/13 as they fall outside the parameters of affordable homes.

Table 5-5: H8: Number of affordable homes provided 2012/13 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 2012/13
08/01378/FULM	West Herts College Cassio Campus, Langley Road	67 – 30% of total 223 units	58
08/00746/FULM	Rainbow House, 24 Water Lane	62 – 100% of total 62 units	62
09/00445/FULM	Former JR Tagger Site, Pinner Road	24 – 34% of total 71 units	24
09/00835/FUL	Former West Herts College, Leggatts Campus, Leggatts Way	66 – 30% of total 217 units (28 remaining to be built - 14 completed 2011/12 and 24 in 2012/13)	24
10/00663/FULM	Callowland Place, Callowland Close	16 – 100% of total 16 units	16
		Total affordable completed 2012/13	184

Source: Watford Borough Council

By way of comparison, historical affordable data since 2001/02 is provided, together with totals for overall net housing completions. Noticeably, affordable homes average 34% of the 541 total net housing completions for 2012/13.

Table 5-6: Affordable homes provided 2001/02 to 2012/13

	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%

Source: Watford Borough Council, Planning Policy

5.9. H9: Affordable Housing Commitments

In addition to 350 affordable homes with planning permission there are also currently (as at 31 March 2013) another 916 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. This makes a current total of 1266 affordable homes anticipated to come forward over the period 2012/13 to 2030/31, 31% of the estimated total 4073 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 2012/13 by size

The number of properties built in 2012/13 with three or more bedrooms has increased to 27% from 20% last year and just 7.6% in 2010/11. There has been an increase in the number of larger properties being built, with 4 bed dwellings numbering 93 units (16.4%), 5 bed dwellings numbering 13 units (2.3%), and also, 2 dwellings of 6 bedrooms. Nearly half of all dwellings built during 2012/13 are two bedrooms, a slight decrease from last year's 53%. One bedroom properties decreased to 24.5% from last year's 27.1%, as opposed to 46.6% in 2010/11.

Table 5-7: H10: Gross Housing Completions 2006/07 to 2012/13 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%	

Source: Watford Borough Council, Planning Policy

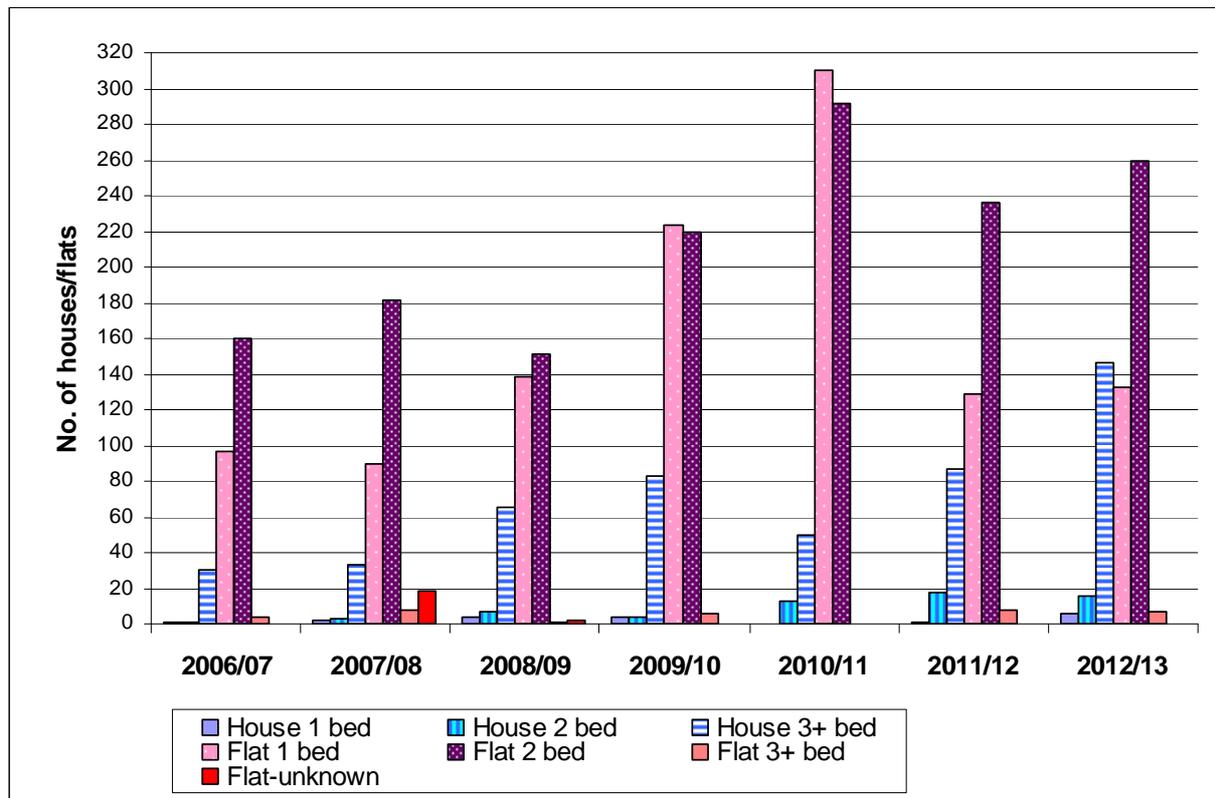
5.11.H11: Gross Housing Completions 2006/07 to 2012/13 by size and type

The proportion of houses to flats completed has continued to rise as it did last year, from 22% to 29% with flats having decreased from 78% to 71% of the gross housing completions for 2012/13. This compares to the building peak for flats in 2010/11 when they represented 91% of total housing completions, the highest it has been over the period monitored since 2001/02.

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%.

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%.

Figure 5-3: H11: Gross Housing Completions 2006/07 to 2012/13 by size and type



Source: Watford Borough Council, Planning Policy

Table 5-8: H11: Gross Housing Completions 2006/07 to 2012/13 by type

	Bungalow	Flat	House	Total Gross Housing Completions
2006/07	1	261	31	293
	0%	89%	11%	
2007/08	2	298	36	336
	1%	89%	11%	
2008/09	1	293	75	369
	0%	79%	20%	
2009/10	1	449	90	540
	0%	83%	17%	
2010/11	1	602	62	665
	0%	91%	9%	
2011/12	4	373	102	479
	1%	78%	21%	
2012/13	0	404	164	568
	0%	71%	29%	

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.

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 2012-13 equates to 67 dwellings per hectare.

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

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

5.13. H13: Average house prices in Watford

House prices in Watford saw a decrease in 2008/09, along with the rest of the country, and since then, have seen varying degrees of recovery.

Between the 1st quarter 2012 and the 1st quarter 2013 the percentage change over the year for all properties overall in Watford was an increase of 1.2% (from £270,600 to £273,900). During the same period, prices in Watford increased the most for semi-detached houses, by 11.4% (by £33,900 to £330,800), with detached houses increasing by 7.2%, terraced houses increasing by 5.5% and flats/maisonettes increasing the least by just 0.05% (£100).

For comparison, at the 1st quarter 2013, the average house price in Hertfordshire in respect of all house types was £323,000 and the average house price of a semi-detached property was £339,700, both higher than Watford's house prices.

Table 5-10: H13: Average house prices in Watford, quarterly 2009-2013

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
Oct-Dec 2012	570,400	301,600	251,100	182,500	247,700
Jan-Mar 2013	606,800	330,800	269,900	181,400	273,900

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

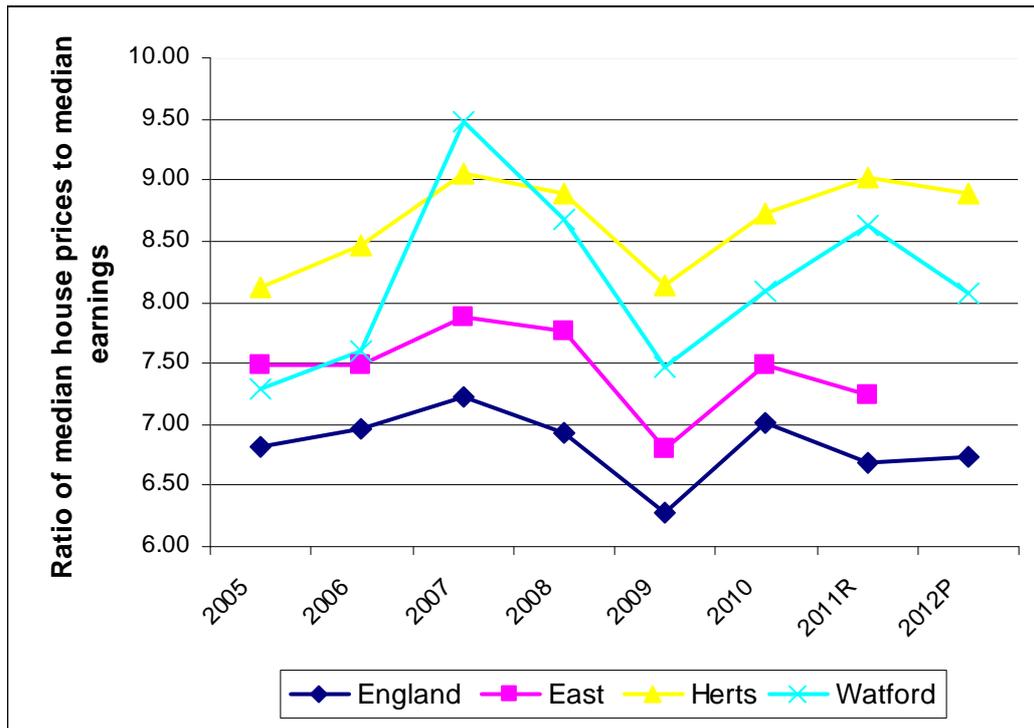
N.B. Prices quoted are for sales during a particular quarter and are not necessarily representative of the price one would expect to pay for a particular house in Watford

5.14. H14: House purchase affordability

It has been suggested that there has been more housing activity generally in the UK since the Government introduced the Help to Buy scheme in April 2013. This allows buyers of new-build homes to put down a 5% deposit and take out a government loan for up to 20% of the value of the property. Government figures in August 2013 suggest there have been 10,000 registrations since April. As at mid-December, we are aware of 78 households that have utilised Help to Buy in and around the Watford area, involving 49 house purchases already completed and another 29 house purchases in course, with applications agreed and properties chosen. From January 2014, the scheme will be extended to help buyers of existing homes. The Bank of England has announced that interest rates are likely to remain low for some years

which are also likely to improve the number of cheaper mortgages on offer and attract potential homebuyers. The ratio of median house prices to median earnings for Watford has reduced from the high of 9.49 in 2007, likewise falling across the country. Buyers in Watford need around eight times their annual salary in order to achieve the purchase price of the average home, with a ratio of 8.07, more affordable than the previous year and the Hertfordshire ratio of 8.89, but less affordable than the England ratio of 6.74. (Table 577, www.gov.uk).

Figure 5-4: H14: House purchase affordability – ratio of median house price to median earnings, 2005 - 2012



Source: Base data extracted Aug 2013 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 are provisional and may change when the table is updated in 2014 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). This organisation was established in September 2007 following the transfer of just under 5,000 rented properties from Watford Borough Council.

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 29,631 sq.m. of 'employment' floorspace in Watford since 2006, about half of which has been from class B2 (general industrial use), and about a third of which has been from class B1a offices. The vast 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, 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

Table 6-1 illustrates changes to employment floorspace (gross internal floorspace) completed within Watford, during 2012/13.

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

BD1 (i)	B0	B1	B1a	B1b	B1c	B2	B8	Total
Gross gain sq.m.	0	316	490	0	0	3460	1155	5421
Loss sq.m.	0	3332	1481	0	1579	0	1578	7970
Net gain sq.m.	0	-3016	-991	0	-1579	3460	-423	-2549

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

Overall, there was a small net loss of 2,549 sq.m. employment floorspace. The bulk of the gross gain (5,421 sq.m) in 'B' employment use class was changes of use between industrial/warehouse/offices amounting to 4,828 sq.m. New employment space (316 sq.m.) and live/work units were included at the former JR Tagger site mixed use redevelopment at Pinner Road/Aldenham Road and smaller amounts of new office space or storage space at various other locations.

Figure 6-1: Former JR Tagger site, Aldenham Road - live/work units



Over half (4,670 sq.m) of the total loss of 7,970 sq.m. was not an actual loss to employment but were changes within the 'B' use classes. There was 1085 sq.m. of employment floorspace lost to redevelopment which will deliver five residential schemes that will result in a total of 19 homes. Other smaller losses were to community uses such as a gym and a training 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	316	490	0	0	3460	1155	5421
Gross gain sq.m. in emp. areas	0	0	402	0	0	3332	1094	4828
% of LA gain in emp. areas	N/A	0%	82%	N/A	N/A	96%	95%	89%
Loss sq.m. in LA	0	3332	1481	0	1579	0	1578	7970
Loss sq.m. in emp. areas	0	3332	643	0	1154	0	1528	6657
% of LA loss in emp. areas	N/A	100%	43%	N/A	73%	N/A	97%	84%

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

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 training centre (use class D1) and a gym (use class D2), uses beneficial for the community. Also, a light industrial building was demolished in the Central employment area, relating to a planning permission granted for 9 flats. The building had been vacant for some time and was in a poor condition, in an awkward location, not ideally suited to the office uses generally sought in this area. All these changes of use resulted in a net loss of 'B' use floorspace in employment areas but these changes are only allowed where the council considered it more appropriate that approval be granted.

Appendix 8 shows that there has been a small net loss of 1,358 sq.m. in B use class floorspace within allocated employment areas since 2006. Overall, this indicates that existing policies are protecting employment within allocated employment areas.

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	316	490	0	0	3460	1155	5421
Gross gain sq.m. on PDL	0	316	490	0	0	3460	1155	5421
% on PDL	N/A	100%	100%	100%	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 the Site Allocations document. 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 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. An initial consultation on the Local Plan Part 2 ran from the 4 November to the 16 December 2013 and the responses will be reviewed before there is further consultation in 2014.

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, 55% of the total gain

proposed of 11.78 hectares, shown in Table 6-4, and almost 16,400 sq.m of employment floorspace, in the various 'B' uses. A wide range and number of planning approvals make up the remainder of the proposed gain, which indicates a good amount of business activity in Watford if they are all actioned.

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

BD3	B0	B1	B1a	B1b	B1c	B2	B8	Total
Gross gain sq.m	0	17378	11838	297	2084	3622	10281	45500
Area of land gain in hectares	0.00	6.02	0.48	0.12	0.89	1.16	3.11	11.78

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 4 November to the 16 December 2013 and the responses will be reviewed before there is further consultation in 2014.

Table 6-5: BD4: Total amount of completed retail, 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	1196	459	490	463	2608
Loss sq.m. in LA	836	148	1481	0	2465
Net gain sq.m. in LA	360	311	-991	463	143
BD4 - gain in TC	A1	A2	B1a	D2	Totals
Gross gain sq.m. in TC	218	307	0	0	525
Loss sq.m. in TC	351	0	0	0	351
Net gain sq.m. in TC	-133	307	0	0	174
% gained in TC of total gross gain to LA in each use class	18%	67%	0%	0%	20%

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

NB: 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 some retail development in the designated town centre, with 218 sq.m. of retail floorspace having been added by the redevelopment at High Street/King Street although there has been a small net loss of 133 sq.m to A1 in the town centre with 3 retail outlets having changes of use to residential, financial and professional services (A2) and a café (A3). Taking into account A1 and A2 development overall in the town centre, there has been a small net gain of 174 sq.m. There has been no office or leisure development in the town centre.

Figure 6-2: High Street/King Street mixed use development



The majority of the gain to A1 retail overall in Watford was outside the designated town centre, including a change of use from a drop in centre in St Albans Road (489 sq.m), new retail (257 sq.m) at the former JR Tagger site mixed use redevelopment at Pinner Road/Aldenham Road, and various other smaller retail outlets.

Over half the office floorspace (750 sq.m.) lost in Watford was at Broadsword House, Brixton Road, a change of use to class D1, a place of worship with community activities; other changes of use from offices included a gym (D2) and 4 flats.

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

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

i) in employment areas = 1,361 sq.m.

There were three planning permissions completed in employment areas that caused a small loss of employment floorspace to uses outside of the B classes. These involved changes of use from offices to a gym (class D2 leisure), and an office and warehouse to non-residential institutions (class D1) with community based uses, such as a training centre, where the council has considered it appropriate that approval be granted.

ii) in Local Authority Area = 13,797 sq.m.

85% of the employment floorspace that was redeveloped outside of the B use classes has been used for residential development, resulting in a total of 359 dwellings over nine sites, the largest being 282 homes at the former Sun Chemical site in Cow Lane and 62 homes at Rainbow House, Water Lane. Other changes of use from B classes have been mentioned earlier, including to gyms, a place of worship and a training centre.

68% of the overall employment floorspace lost in Watford was from light industrial B1c and 20% of the remaining loss was from B1a offices. Please note that the amount of employment floorspace lost in employment areas forms part of the larger amount redeveloped in the local authority area.

6.6. BD6: Total jobs recorded in Watford

Watford's Core Strategy seeks a minimum of 7,000 additional jobs in the district 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 between 2006-11

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

Data Source: Crown Copyright. Office for National Statistics. June 2013.

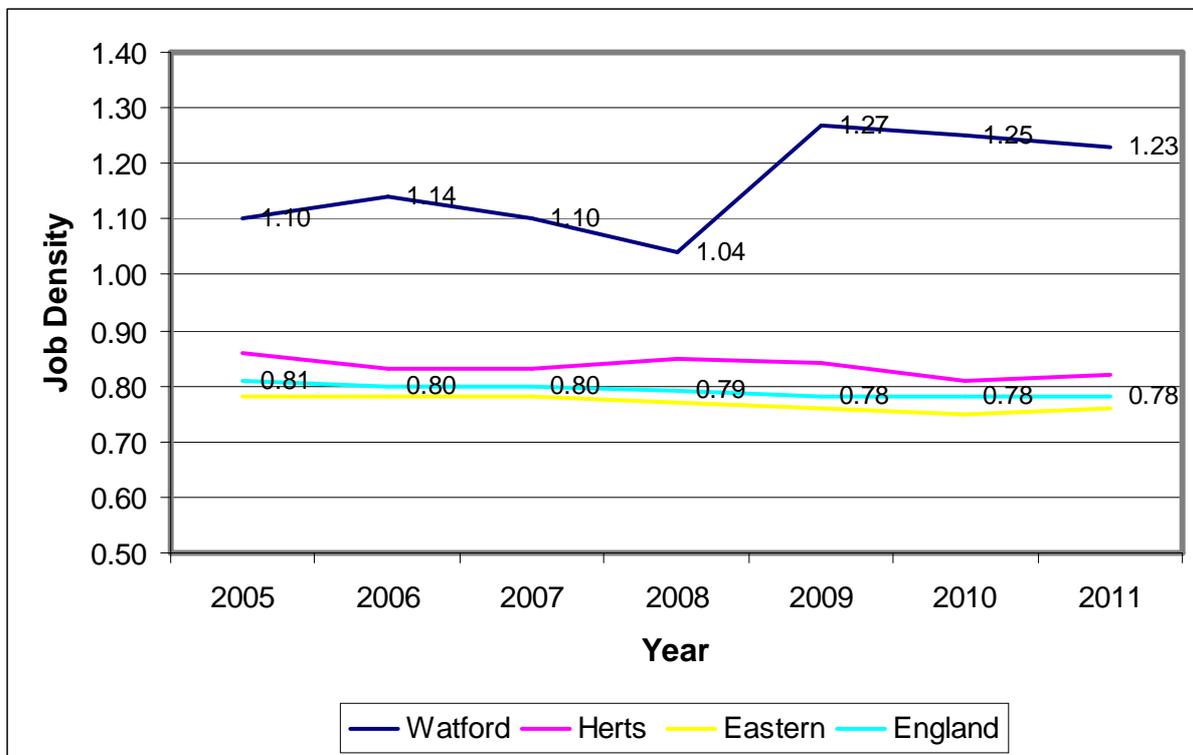
Data from the Office of National statistics shows an encouraging increasing trend of approximately 1,000 total jobs per year since 2009. It should be noted that the data between 2008 and 2009 shows a marked increase of 14,000 jobs but this data should be treated with caution – we believe the density and jobs figure have been overstated due to an anomaly in the reporting process, by a company based in Watford reporting positions both within and outside Watford.

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. Historically, Watford has had a higher job density than the county, region and country. The recession saw Watford's job density decrease from 1.14 in 2006 to 1.04 jobs per working-age resident in 2008, but this was still the highest job density of all the districts in the county together with Welwyn Hatfield.

Watford's 74,000 total jobs equate to a high job density of 1.23. For comparison, Hertfordshire's job density is 0.82, the region's is 0.76 and England's is 0.78, and by these standards, it is indicated that Watford is a relatively healthy economy.

Figure 6-3: 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. June 2013.

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

Jobs density – the number of jobs per resident of working age 16-64. The total number of jobs is a workplace-based measure and comprises employees, self-employed, government-supported trainees and HM Forces. The number of working age resident figures used to calculate jobs densities are based on the relevant mid-year population estimates.

6.8. BD8: Number of Employee Jobs in Watford

In 2010, the Business Register and Employment Survey (BRES) replaced the Annual Business Inquiry, the results of which are not comparable.

The BRES is based on employee jobs only rather than the overall jobs figure detailed under job density. The BRES 2011 shows that the number of employee jobs in Watford, 67,700 increased by 700 (1%) since 2010. This was the smallest increase in

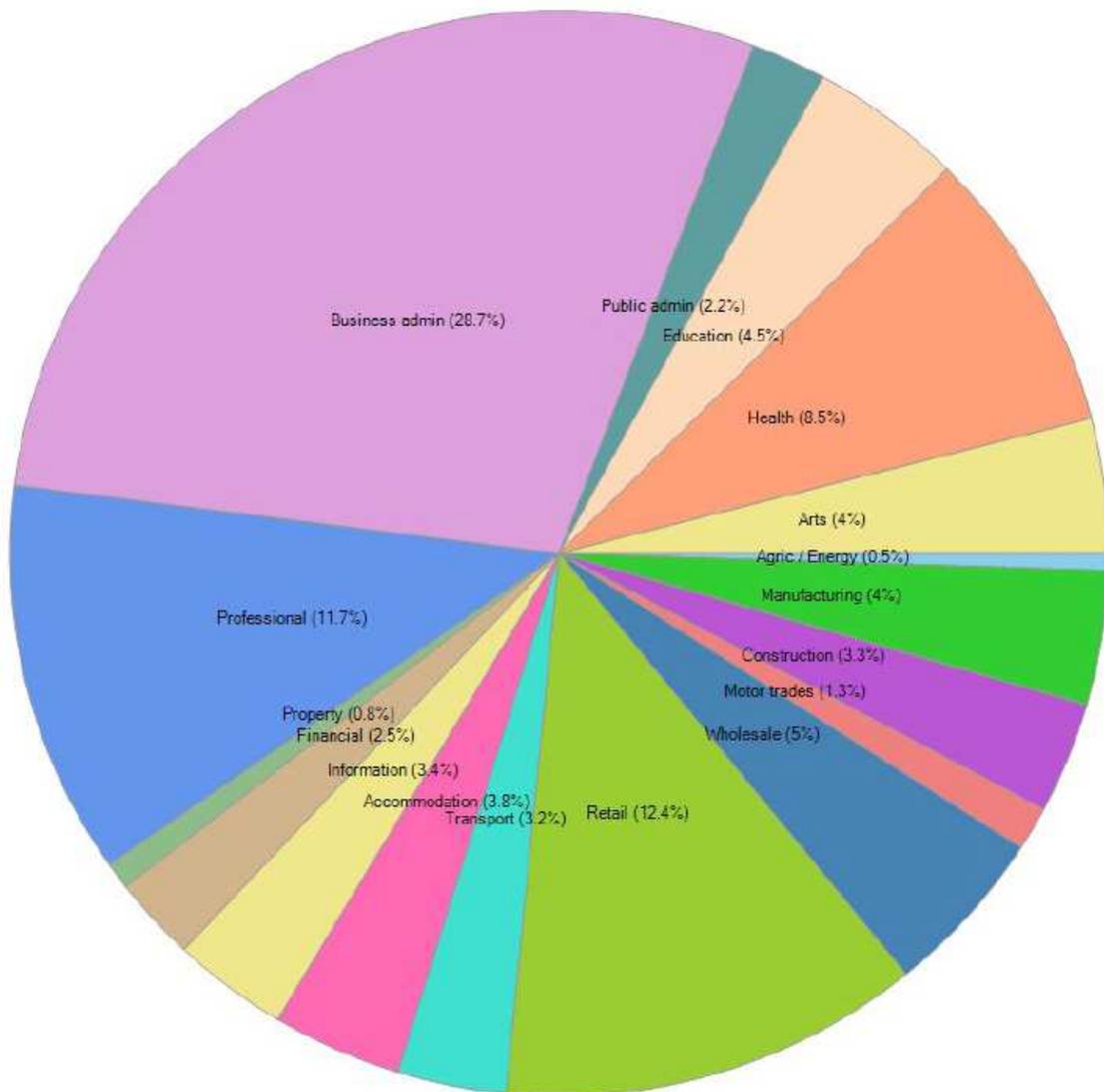
the county although Watford had the largest increase of employee jobs, by 3,000 (4.7%) the previous year.

Full-time employee jobs in Watford reduced slightly from 53% (35,700) to 52.6% (35,600); this was the smallest percentage compared with all the districts in Hertfordshire. Watford has the largest percentage (47.4%) of part-time employee jobs (32,100) compared with all the districts in Hertfordshire. This was an increase of 2.4% (800) since 2010.

6.9. BD9: Percentage of Employee Jobs by Industry Groups – Watford 2011

Over half the number of employee jobs in Watford in 2011 were split between three main groups; Business administration & support services (28.7%) was still the largest industry group in Watford and was more than twice the percentage in Hertfordshire, East of England and England; Retail was next with 12.4% and Professional was third, with 11.7%, having switched positions since the previous year.

Figure 6-4: BD9: Percentage of Employee Jobs by Industry Groups – Watford 2011



Data Source: Business Register and Employment Survey (2011) – ONS © Crown copyright reserved.

The largest decrease of 29.5% was in Construction and was the largest decrease in this industry group compared with all the districts in Hertfordshire, decreasing from 3,200 jobs to 2,200 jobs, (although there was an increase of 400 construction jobs since 2010). However, the decreases of 0.1% in Manufacturing, 0.4% in Professional, and 4.1% in Business administration and support services were the smallest in these industry groups with all the districts in Hertfordshire. The largest real increases were seen in Health, by 1,100 jobs or 23.3% and the 'Arts, entertainment, recreation and other services' section, which has increased by 700 jobs or 33.5% although technically, the main increase in the percentage of employee jobs between 2008-2011 was seen in Agriculture and Energy, by 170.5% (increase from 100 jobs to 300 jobs).

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 (£638.80) than the county (£597.70) the region (£531) and England (£512.70).

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

	Watford	Herts	East of England
2007	568.5	542.6	479.9
2008	583.9	569.4	499.0
2009	571.4	577.5	509.4
2010	586.1	597.5	523.3
2011	611.5	594.2	528.5
2012	638.8	597.7	531.0

Source: ONS Annual Survey of hours and earnings – resident analysis, www.nomisweb.co.uk Jun 2013
N.B. Median earnings in pounds for employees living in the area

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

Median earnings in respect of gross weekly pay for full time employees that are working in Watford has increased in 2012 to £534.50.

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

	Watford	Herts	East of England
2007	434.4	488.7	450.5
2008	514.6	517.5	469.1
2009	506.9	518.3	479.1
2010	518.0	540.3	488.7
2011	485.3	526.6	494.5
2012	534.5	539.0	495.2

Source: 2012 ONS Annual Survey of hours and earnings – workplace analysis, www.nomisweb.co.uk Jun 2013.
N.B. Median earnings in pounds for employees working in the area

The equivalent workplace median earnings for Hertfordshire overall are slightly higher than Watford at £539 but national workplace median earnings are lower at £512.10 and also for the East of England at £495.20. All are lower than the median earnings for Watford residents (£638.80), 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

2006	2007	2008	2009	2010	2011
3,530	3,705	3,785	3,860	4,010	3,945

Source: ONS: Business demography dataset – June 2013

The count of active enterprises in Watford steadily increased between 2006 (3,530) and 2010 (4,010) but the overall number has reduced in 2011 to 3,945. This equates to 650 active enterprises per 10,000 working age population (aged 16-64) in Watford, lower than the Hertfordshire average (761/10,000) but higher than the East of England average (636/10,000) and the England average (594/10,000).

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

The effect of the economic recession is reflected by the higher percentage of business closures than start-ups during 2011; this is higher than what can be seen regionally and nationally. However, there is a considerable amount of business activity in Watford, reflected by the higher percentage of start-ups compared to England and the Eastern region.

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

	Watford	East of England	England
Business starts	14.1%	9.7%	10.4%
Business closures	17.1%	12.0%	13.1%

Source: ONS: Business demography dataset – June 2013

6.14. BD14: Total Claimant Count 2008-13 and change 2012-13

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 2008 and 2011, in all districts in Hertfordshire.

However, it can be seen that numbers across most of the county have been decreasing since 2011, more markedly between 2012 and 2013, with Watford decreasing by 7.4%, less than the Hertfordshire average of 9.7%, and just over half of the largest decrease of 14.4% in St. Albans.

Long term claimants (more than one year) increased through most of the Hertfordshire districts, with the proportion as a percentage of all claimants in Watford increasing from 22.3% in July 2012 to 24.1% in July 2013, similar to the county average of 24.8%. Stevenage has the highest proportion of long term claimants in the county at 30%.

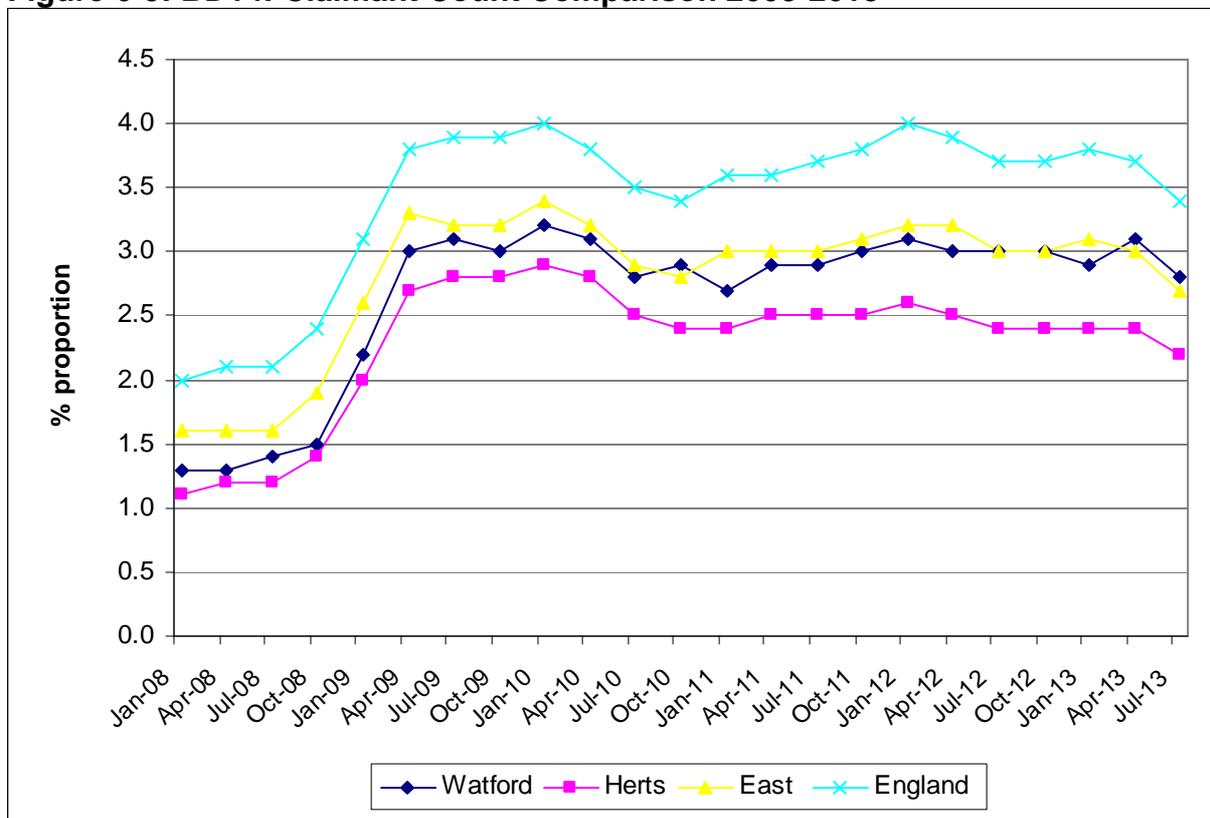
Table 6-11: BD14: Claimant Count and change

Area	July 2008		July 2009		July 2010		July 2011		July 2012		July 2013		% change 2012/13
	number	rate	number	rate	number	rate	number	rate	number	rate	number	rate	
Hertfordshire	8,681	1.2	19,680	2.8	17,500	2.4	18,136	2.5	17,576	2.5	15,870	2.2	-9.7%
Broxbourne	825	1.4	1,947	3.4	1,801	3.1	1,997	3.5	1,876	3.3	1,728	2.9	-7.9%
Dacorum	1,331	1.5	2,853	3.1	2,324	2.5	2,527	2.8	2,194	2.4	1,971	2.1	-10.2%
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	-12.0%
Hertsmere	822	1.3	1,741	2.8	1,648	2.6	1,584	2.5	1,496	2.4	1,337	2.1	-10.6%
North Herts	979	1.2	2,288	2.9	1,954	2.5	1,915	2.4	1,938	2.4	1,741	2.2	-10.2%
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	-14.4%
Stevenage	1,025	1.9	2,125	4.0	2,047	3.8	2,196	4.1	2,222	4.1	1,951	3.5	-12.2%
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	-4.0%
Watford	780	1.4	1,795	3.2	1,685	2.9	1,773	3.1	1,816	3.1	1,681	2.8	-7.4%
Welwyn Hatfield	945	1.3	1,951	2.6	1,836	2.4	1,840	2.4	1,755	2.3	1,647	2.2	-6.2%

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

N.B. Rates for local authorities from 2011 onwards are calculated using the mid-2011 working resident population

Figure 6-5: BD14: Claimant Count Comparison 2008-2013



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

A summary of claimant count for the period 2008-2013 in Figure 6-3 shows how rates have varied over time and how the July 2013 rate of 2.8% in Watford compares – similar to the East of England (2.7%), higher than Hertfordshire (2.2%), and lower than the national rate of 3.4%.

Prior to November 2012, the Jobcentre Plus vacancy series provided information about the stocks and flows of the vacancies notified by employers to Jobcentre Plus.

November 2012 data showed that all figures improved since the same month in 2011 with Watford's better than the county, and the regional and national average. Watford had almost twice the number of unfilled vacancies per 10,000 working age population and less than half the number of JSA claimants per unfilled job vacancy compared to England's average. From November 2012, a new service was launched called the Universal Jobmatch providing a matching service for employers to notify vacancies and jobseekers to search for them. As a result, the Jobcentre Plus vacancies as a source of data have ceased.

Table 6-12: Jobcentre Plus live unfilled vacancies - November 2012

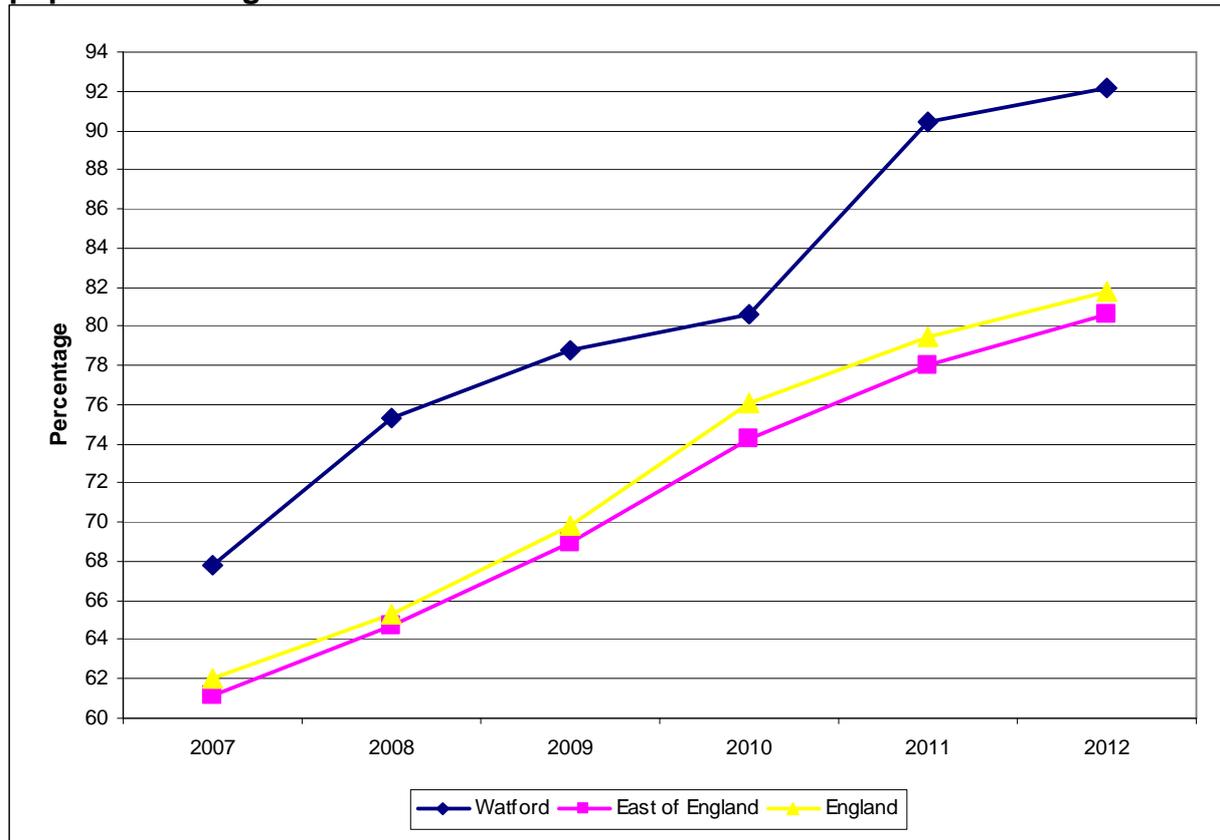
	Watford	Herts	East	England
Unfilled jobcentre vacancies (numbers)	1,071 <i>(753)</i>	8,578 <i>(5,732)</i>	38,174 <i>(31,127)</i>	336,296 <i>(281,432)</i>
Unfilled jobcentre vacancies per 10,000 pop. aged 16-64	176 <i>(124)</i>	119 <i>(80)</i>	103 <i>(84)</i>	98 <i>(82)</i>
JSA claimants per unfilled jobcentre vacancy	1.6 <i>(2.4)</i>	2.0 <i>(3.1)</i>	2.9 <i>(3.7)</i>	3.7 <i>(4.6)</i>

Source: via www.nomisweb.co.uk. N.B. Nov 2011 figures are shown in italics for comparison

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 year on year results that there have been increasing trends in both GCSE results and the qualifications of the working age population in Watford.

Figure 6-6: BD15: GCSE and equivalent results for young people, percentage of pupils achieving 5+ A* - C



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

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

In the academic year 2011/12, 92.2% of pupils in Watford achieved 5 or more GCSEs graded A* to C, compared to the national average of 81.8%,
 In Watford, at the time of the 2011 Census, 8% of the resident population were school pupils or full-time students aged 16-74 years, up from 6% ten years ago.

There has been a mostly increasing trend in Watford over the last few years in NVQ qualifications held and these have again increased during 2012. Watford's working age population has the second highest percentage (43.7%) in Hertfordshire of those with qualifications at NVQ 4 and above (St. Albans is the highest with 52.9%); for comparison, this is also higher than both the 40.4% average in Hertfordshire and the England average of 34.2%.

Table 6-13: BD16: Qualifications of working age population (males/females 16-64)

Watford	Jan-Dec 2007	Jan-Dec 2008	Jan-Dec 2009	Jan-Dec 2010	Jan-Dec 2011	Jan-Dec 2012
% with NVQ4+ - aged 16-64	31.7	25.9	29.8	31.7	36.0	43.7
% with NVQ3+ - aged 16-64	53.5	45.0	49.7	48.2	50.2	63.5
% with NVQ2+ - aged 16-64	68.8	58.8	66.0	67.0	72.6	80.9
% with NVQ1+ - aged 16-64	79.0	70.5	77.6	76.8	86.0	92.9
% with other qualifications - aged 16-64	11.3	17.6	15.6	15.3	*	*
% with no qualifications - aged 16-64	9.7	11.9	6.8	7.9	8.3	*

Source: ONS Annual Population Surveys (Jan 2007-Dec 2012)

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

With regard to those with no qualifications, the sample size for Watford and four other Hertfordshire districts is too small to be considered reliable, although estimates indicate that Watford has the lowest percentage of working age population with no qualifications in Hertfordshire (Dacorum and Stevenage have the highest percentages at 10.5% and 10.3% respectively). The Hertfordshire average has reduced from 7.5% to 6.3% as has the England average, from 10.4% to 9.5%.

Likewise, in respect of the working age population with 'other qualifications' (which includes foreign qualifications and some professional qualifications) numbers have reduced in Watford since 2011 and the sample size for Watford and six other Hertfordshire districts is too small to be considered reliable (Welwyn Hatfield has the highest percentage at 10.5%). The Hertfordshire average has remained the same at 4.6%, while the England average has reduced from 6.8% to 6.3%.

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

During this monitoring year, the Environment Agency did not object to any planning applications in Watford on flood risk grounds. There was one objection received on water quality grounds for a car park extension (12/01005/FUL), which was subsequently removed by the EA before planning permission was granted. This followed a visit to the site by the EA, who were satisfied that no additional drainage was required, given the existing drainage and that the car park extension was only to be used on a temporary basis.

As the EA reports are mainly to assist Local Authorities with the compilation of this data, the reports are records of initial objections and are not updated to take account of further developments after the initial objection. The council is always guided by the advice of the Environment Agency in this respect in accordance with the Core Strategy objectives. These are to avoid development on areas at risk of flooding unless appropriate mitigation measures are put in place (Policy SS1) and also aims 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 2012/13, average household water use has declined in all the Hertfordshire districts including Watford, and the county average of 149 l/h/d is presently much nearer the England and Wales average of 142 l/h/d, than previously. The reducing trend is in line with the Core Strategy aim of minimising water consumption (Policy SD2).

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
Watford	175.2	174.5	170.5	166.3	166.7	155.2
Hertfordshire	173.3	163.4	165.9	163.2	160.5	149.7
England and Wales	149.0	145.6	146.0	146.6	144.7	142.0

Source: Contains Environment Agency information © Environment Agency and database right
N.B. The data provided at district or county level is calculated - based upon data for each water company water resource zone. It is therefore an estimate of household water use. Figures are provided for last five years with 2000/01 for historic comparison.

The districts in Hertfordshire with the highest water use per person are Broxbourne at 159 l/h/d, followed by St Albans, Three Rivers and Watford district where average household water use was 155 l/h/d. Water use in Hertfordshire is slightly lower than Surrey, a comparative county, where average household water use was just over 156 l/h/d in 2012/13.

As Lead Local Flood Authority for Hertfordshire the County Council has developed a Local Flood Risk Management Strategy 2-13-2016. 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 2012-13

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.

Table 7-2: S3 (i): Renewable Energy Developments granted 2012-13

Permission Reference	Granted Date	Address	Description	Capacity (kW)
Biomass Heating				
12/00769/FUL	11/09/2012	J Sainsbury Plc, North Western Avenue, Watford, WD25 9JS	Installation of biomass boiler unit outside service yard alongside the service road entrance to the service yard.	300
12/00702/FUL	10/09/2012	Sainsbury's, Albert Road South, Watford, WD17 1PE	Installation of a biomass plant unit to the rear of the existing store, within the existing service yard.	300
Biomass Heating Totals:				600
Solar Power (PV)				
12/01282/FULM	20/03/2013	1 Clarendon Road, Watford, WD17 1HG	Conversion of part of the first floor, the second floor and the roof space to form 21 residential flats (19 no. 1 bed and 2 no. 2 bed) with associated parking for cars and bicycles in the basement and an external refuse and recycling store at ground level	8
11/01248/FULM	03/04/2012	Croxley View (Garage Compounds), Watford, WD18 6PE	Demolition of the existing garages and the erection of 16 dwellings comprising 10 flats and 6 houses with associated car parking, gardens and landscaping.	-
12/00062/CM	20/04/2012	Cherry Tree Primary School, Berry Lane, Watford, WD24 6ST	Application for a new single storey classroom block with covered link to main school building	12
12/01218/FUL	07/01/2013	30 Westland Road, Watford, WD17 1QX	Proposed installation of PV panels to front elevation of previously approved development	3
12/00657/FUL	19/09/2012	Church Office, St Lukes Church, Devereux Drive, Watford, WD17 3EG	The installation of solar photovoltaic panels on the church roof	8
12/0436/FULH	15/06/2012	3 Trefusis Walk, Watford, WD17 3BP	Installation of solar pv panels	1
Solar Power (PV) Totals:				32
Solar Water Heating				
12/01282/FULM	20/03/2013	1 Clarendon Road, Watford, WD17 1HG	Conversion of part of the first floor, the second floor and the roof space to form 21 residential flats (19 no. 1 bed and 2 no. 2 bed) with associated parking for cars and bicycles in the basement and an external refuse and recycling store at ground level	-
Solar Water Heating Totals:				-
Grand Total:				632

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

S3 (ii) Renewable energy developments completed 2012-13

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.

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 2012-13

Permission Reference	Completed Date	Address	Renewable Power Source	Capacity (kW)
07/01602/REM	20/09/2012	Former Sun Chemicals (part), Cow Lane, Watford	Solar Panel (Unknown)	-
11/01045/CM	18/09/2012	Cassiobury Infant & Nursery School, Bellmount Wood Avenue, Watford, WD17 3PE	Solar Power (PV)	-
12/00062/CM	15/02/2013	Cherry Tree Primary School, Berry Lane, Watford, WD24 6ST	Solar Power (PV)	12
Total				12

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

The Green Deal is the Government's new project to enable home owners, landlords and businesses to improve the energy efficiency of their buildings, thus saving money on their energy bill, without any upfront cost. Once the work is done, the cost is paid off in instalments through your energy bill. Crucially, the benefit of the Green Deal is that you should not pay back more in loan repayments than you are saving on your energy bill. If you sell your property, the repayments are transferred to the new owner, who will continue to benefit from the savings.

The council is a member of an accredited green deal provider called '[Green Deal Together](#)'; a group of councils in a consortium that have formed a community interest company. The council hopes to be able to offer this service in 2014.

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, and there has been a reduction of 1.5 tonnes CO₂ per person since 2005.

Across the UK, since 2010, emissions have decreased in 403 out of 406 local authorities. This is the reverse of the result observed between 2009 and 2010, when emissions increased in almost all LAs.

Table 7-4: S4: Watford per capita CO₂ emissions 2005-11

Year	Industry and Commercial	Domestic	Road Transport	Total
2005	2.7	2.5	1.2	6.4
2006	2.7	2.5	1.3	6.4
2007	2.6	2.4	1.2	6.2
2008	2.8	2.3	1.1	6.2
2009	2.5	2.0	1.0	5.6
2010	2.6	2.1	1.0	5.7
2011	2.1	1.8	1.0	4.9

Source: Extracted from subset of the main Local Authority CO₂ dataset published by Dept. of Energy & Climate Change (DECC) <http://www.decc.gov.uk>, updated July 2013. 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

N.B. Figures for the years 2005-2010 have been revised so that they are directly comparable with the new 2011 figures. The 2005-2010 estimates published previously have now been superseded by the revised figures provided and any estimates published previously for all years prior to 2005 are not comparable with the new data owing to improvements in the source data and methodology used.

Watford Borough Council has made a commitment to reducing the level of greenhouse gas emissions (GHG) from its own local authority operations by 30%, using 3,074 tonnes of CO₂ during 2009/10 as a baseline figure. This year our total gross GHG emissions are down to 2,479 t CO₂ and have decreased compared with last year by 288 t CO₂ equivalent. This is a total reduction of 10% compared with 2011/12 and a 19% reduction from the base year 2009/10. For more information please see <http://www.watford.gov.uk/greenhousegasemissions>

7.5. S5: Air Quality and Air Quality Management Areas

Traffic levels can have an adverse effect on the air we breathe and our Environmental Services Department carries out regular monitoring on traffic pollutant emissions. The council completed an assessment in 2004, ultimately ratified by the Department for Environment, Food and Rural Affairs (DEFRA), which suggested that there were likely to be six areas where the annual mean objective for Nitrogen

Dioxide, contained in the Government's National Air Quality Strategy, were unlikely to be met. It was then determined whether any residential premises were situated in these areas and after the public exposure assessment, a period of public consultation was undertaken and on 17 February 2006, the following 6 Air Quality Management Areas (AQMAs) were declared:

- AQMA1 St Albans Road
- AQMA2 Vicarage Road
- AQMA3 Aldenham Road
- AQMA4 Chalk Hill
- AQMA5 A405/Horseshoe Lane
- AQMA6 M1/Meriden

In 2009 the council completed a further assessment of the air quality within these AQMAs. This study recommended that:

- AQMA 1 be retained unchanged
- AQMA 2 be enlarged to include more of Vicarage Road, Merton Road, Cassio Road and Wigenhall Road
- AQMA 3 and AQMA 4 to be merged into a single larger AQMA 3A
- AQMA 5 be reduced in size
- AQMA 6 be revoked

These recommendations have been accepted by DEFRA.

In partnership with Hertfordshire County Council, a plan to improve Air Quality in the revised AQMAs is being developed. The council's outline draft Air Quality Action Plan 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. The next steps are to make the formal changes to the AQMAs, and to report on progress with measures outlined in our Air Quality Action Plan. These are scheduled to be completed by the end of 2013.

8. Green Infrastructure, Sport and Recreation

8.1. G1: Change in areas of biodiversity importance

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

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 regularly organises events such as river clearance, scrub removal and tree planting to encourage and support our wildlife.

The number of wildlife sites recorded by HBRC in Watford shows a decrease from 33 in 2012 to 27 in 2013. The de-selection of these 6 sites is not due to any deterioration having been noted by HBRC but rather a case of the review by HBRC of existing data held at the Records Centre on some of the species wildlife sites, mainly the reptile and amphibian sites during this period. The Wildlife Site Ratification Panel took the decision to de-select these sites as they found that they did not actually meet the selection criteria when strictly applied – this does not mean that the species are no longer present. HBRC, 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. 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.

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)	Difference 2012 to 2013
LNRs	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	6 no. (8.25 ha)
SSSIs	0	0	0	0	0	0	0	0	N/A
RIGS	0	0	0	0	0	0	0	0	N/A

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

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

RIGS – Regionally Important Geological Sites. The difference between 2011 and 2012 was due to a boundary revision by HBRC, the 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 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.

There are no Regionally Important Geological Sites (RIGS) or Sites of Special Scientific Interest (SSSI) situated within Watford, although 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 in Three Rivers district. 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.

8.2. G2: Change in priority habitats and species

It is impractical for districts to attempt to calculate the precise loss of particular species 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. Some of the rare species such as the fritillaries bore the brunt of the second wettest year on record and now face the real threat of extinction in some parts of the UK, according to data from the UKBMS jointly led by Butterfly Conservation and the Centre for Ecology & Hydrology (CEH).

Last year's relentless rain and cold 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. Many of our most threatened butterflies were already in a state of long-term decline prior to 2012 and there are now real fears that these already struggling species could become extinct in some parts of the UK as a result of last year's wet weather. Some headlines of relevance to Hertfordshire include:

- Hairstreaks did particularly badly last year - the Green Hairstreak was down 68%, the White-letter Hairstreak fell by 72% and the Brown Hairstreak, slipped by 34%.
- Many common species struggled. The Common Blue plummeted by 60%, the Brown Argus collapsed by 73% and the Large Skipper fell by 55%.
- The widespread 'Whites' including Green-Veined White and the two 'Cabbage Whites', Large White and Small White saw their populations tumble by more than 50%. The Orange-tip fell by 34%.
- The alarming slide of garden favourite the Small Tortoiseshell continued with its population slipping 37% from 2011 figures.
- Only four species saw their populations increase - the grass-feeding Meadow Brown was up 21%.

For more information, please see the Wildlife and Habitats section of Hertfordshire's Quality of Life Report 2012

<http://www.hertslis.org/resources/environment/qualityoflife/reports/report2012/>

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 and % of total open space managed to Green Flag Award standard

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 standard than are necessarily suitable for the award. Whilst maintenance standards may be high, they may not tick all the boxes such as community involvement or heritage.

- **Our target to maintain the amount of open space managed to Green Flag Award standard has been met in 2012/13 - it is unchanged at 97.97 hectares**

It is the fifth consecutive year that Woodside Playing Fields and Cheslyn Gardens have been awarded the Green Flag and the seventh year for Cassiobury Park. St. Mary's Churchyard continues to be maintained to the same high standards, and over half a million pounds will be spent at Oxhey Park, hopefully bringing the latter up to

Green Flag standard. It is the intention to apply for Green Flag accreditation for Oxhey Park in 2014 and other areas, including Callowland Recreation Ground, may follow in 2015.

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

Data Source: 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.

The amount of open space managed to the Green Flag standards represents 31% of Watford's total open space (311.31 hectares) as at 31 March 2013.

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

- There has been no change in the total amount of open space managed by WBC during 2012/13, in accordance with our aim of maintaining areas of open space.

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

2008/09	2009/10	2010/11	2011/12	2012/13	Change in hectares between 2011/12 & 2012/13
339.94	311.31	311.31	311.31	311.31	0

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

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

The council has completed all the playground improvements planned for 2012/13 as well as some new multi-use games areas, such as those in Callowland Recreation Ground and Leavesden Green Recreation Ground. With adults in mind, a fitness trail has been installed along the Colne River corridor as well as a new outdoor gym at Knutsford Playing Fields. Following a year of consultation, surveys, analysis and

detailed design, works are commencing on Callowland Rec., Oxhey Park, King George V Playing Fields, Waterfields Rec. and the council's two cemeteries.

A bid for external funding has been successful for Cassiobury Park with £418,000 awarded by the Heritage Lottery Funding/BIG lottery funding. If we are successful at Stage 2 of the bidding process (February 2014), the £6.6 million project will see a huge range of improvements to the park.

The Green Spaces Strategy for 2013/23 has been reviewed. The draft strategy was published for public consultation until the 10 August 2013, responses were considered and the final document was adopted in November 2013.

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. This is now due for completion in 2014.

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
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Source: Watford Borough Council

N.B. Please note that whilst the official 'Local Planning Authority Green Belt Statistics' England 2011/12 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 19 September 2012 and 29 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 12 November and 16 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 has been produced by the Council and is subject to a public consultation from Monday 4 November until Monday 16 December 2013.

9.2. U1: Housing Quality – Building for Life Assessments

This indicator was originally introduced in July 2008 for the purpose of showing the level of quality in new housing development. The definition was the number and proportion of total new build completions on housing sites of 10 or more dwellings, reaching very good, good, average and poor ratings against the Building for Life criteria. It is Watford Borough Council's aim to improve the quality of design build, and assessments were started in 2010 after the appropriate staff training was undertaken.

Figure 9-1: Rainbow House development scored highly in Building for Life



The format of Building for Life assessments was revised nationally in 2012. It is based on the new National Planning Policy Framework and the Government's commitment to build more homes, better homes and involve local communities in planning. The number of questions has been reduced from 20 to 12 and there are no longer scoring brackets for 'good', 'average' etc. The developments have been scored using the traffic light system proposed, but numerically and therefore, green= 1; amber= 0.5; red = 0, so the highest score available is 12.

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 9.5 which is 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/>

Table 9-1: U1: Building for Life Assessments - 2012/13 completions

Permission ref.	Development Name	Proposed units	Net comps 2012-13	Score out of 12
08/01493/FULM	Former Sun Chemical Site, Cow Lane	59	6	(2011/12 score) 7
07/01398/FULM	Watford Springs, Lower High Street	129	23	(2011/12 score) 8
08/00440/REM	Former Fire & Ambulance Station, 562-572 Whippendell Rd	90	35	To be assessed in 2013-14
09/00835/FUL	Former West Herts College, Leggatts Campus	217	41	To be assessed in 2013-14
07/01602/REM	Former Sun Chemical Site (part), Cow Lane	223	65	7
09/00445/FULM	Former J R Tagger, Pinner Road/Aldenham Road	71	71	9
08/01378/FULM	Cassio College, Langley Road	223	162	10
10/00663/FULM	Callowland Place, Callowland Close	16	16	10.5
08/00746/FULM	Rainbow House, 24 Water Lane	62	62	11

Compiled by Planning Policy, WBC.

N.B. Completions prior to 2012/13 are not listed.

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.

In August 2012, bids were made to the War Memorials Trust for financial support for works to the Peace Memorial, and also to English Heritage for a grant to help with renovating listed and locally listed chest tombs in St Mary's churchyard. Both applications were successful and the renovation works have been taking place during 2013.

A project to renovate the Dancing Woman sculpture was completed in October 2012 and the sculpture was moved from The Parade to Cheslyn Gardens, where the location is more befitting of this beautiful sculpture.

Figure 9-2: Dancing Woman sculpture in Cheslyn Gardens



Major improvement works to the town centre began in the spring of 2013, including 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
- Nascot Conservation Area
- St Mary's Conservation Area
- The Square Conservation Area
- Watford Heath Conservation Area
- Oxhey Conservation Area

All conservation character area appraisals were completed for the 9 conservation areas, (prior to Oxhey being designated) before 31 March 2012, meeting the target date.

Oxhey was designated a conservation area in the spring of 2013 and a character appraisal document will be completed in line with those already completed for the other 9 conservation areas.

9.4. U3: Conservation Area Management Plan

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

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 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 will be used as our baseline, with the intention to update this survey every five years; listings of the affected structures are provided below:

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

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

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

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

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

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

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

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.

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.

Table 10-1: T1: Amount and % of completed non-residential development within UCOS A, B and D in 2012/13, 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	7	7
A2	5	5
A3	2	2
A4	1	1
A5	1	1
B1a	2	2
B2	2	2
B8	3	3
D1	16	16
D2	2	2
Total	41	41 (100%)

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

There have been 41 applicable developments, which have been completed over the monitoring period of 1 April 2012 to 31 March 2013 and there was no change to the existing car parking spaces in most of the developments. Three retail developments introduced additional parking spaces and two B use class schemes reduced the existing number of car parking spaces, retaining sufficient spaces in both cases. Notably, there were 13 planning applications, (some 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 various schools, thus increasing the number of pupils and possibly staff. Six of these applications showed

an increase in the number of car parking spaces, with no change to the remainder of use class D1 redevelopments. All complied with the WDP 2000 maximum car parking standards.

The council is revising its car parking strategy as part of the new Local Plan Part 2: Development Management Policies document, currently being prepared.

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

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 results, government-approved ‘Accession’ software is used - this is a Geographic Information System which is able to address all aspects of travel time and cost mapping using digital road networks and public transport timetable data, and enables specific locations to be mapped and analysed.

Hertfordshire County Council, as the highway authority in the county with the main responsibility for transport issues, runs the software on behalf of the districts.

The following table shows the results provided by running the program on net residential development for the last six years.

Core Strategy Policy T2: Location of New Development and Policy T3: Improving Accessibility outlines our accessibility requirements, and includes criteria 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. This criteria has been added to the Accession program for 2012/13 and the result for this year, in line with previous years, is that 100% of net residential development is within 30 minutes public transport time of key activities such as GPs, schools, employment and shopping, apart from hospitals, the result of which is 79%; all sites were within 400m of a bus stop.

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

The housing completions which were less accessible to hospitals involved 6 sites which were all in North Watford within either Meriden, Leggatts or Stanborough wards. North Watford is farther away from rail and underground stations and so not quite as accessible as other parts of Watford. However, 5 of the 6 sites involved recorded between 30 and 35 minutes travel time, with 1 site recording just over 40

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

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

Hertfordshire County Council (HCC) is the highway authority for all public roads in the county except the motorway and trunk road network, which is the responsibility of 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.

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

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

Source: Hertfordshire's Traffic and Transport Data Reports 2004-2011

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 growth and road congestion are closely associated. Traffic levels overall in Hertfordshire have decreased slightly by 1.2% between 2011 and 2012. Watford's traffic levels show more significant decreases over the last two years, of 2.8% during 2011/12 and 4.86% during 2010/11.

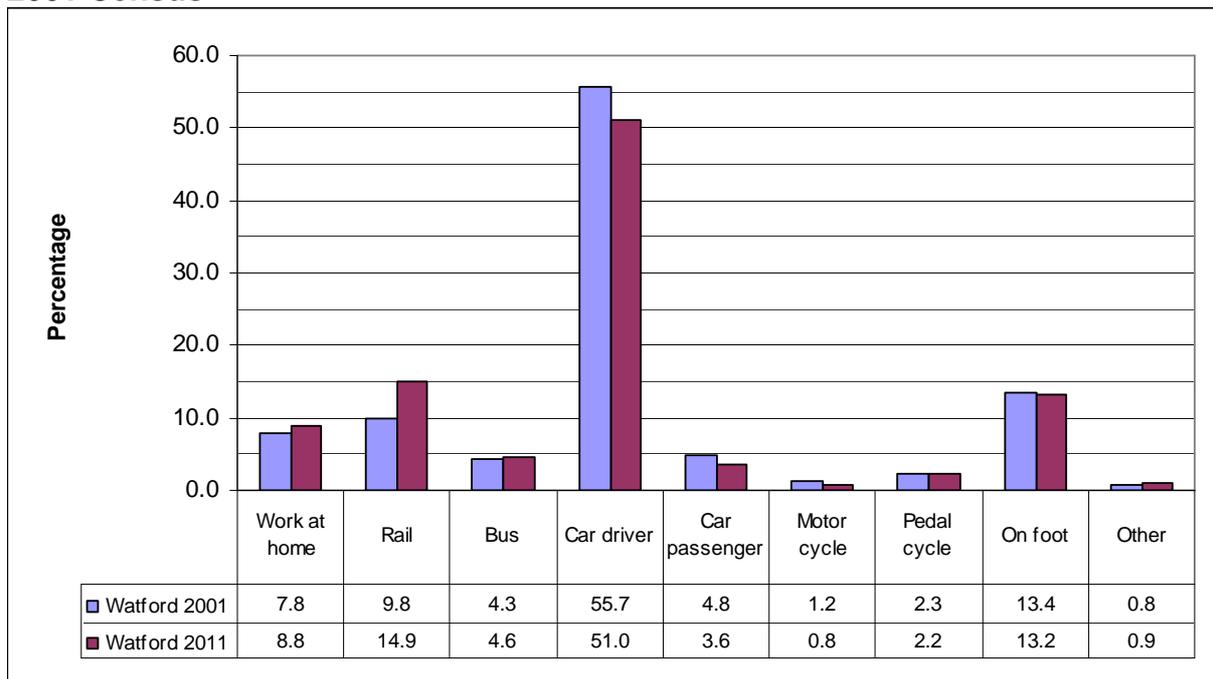
In terms of road congestion, HCC also monitor journey time data during the morning peak (07:00 – 10:00) in the major towns of Hemel Hempstead, St. Albans, Stevenage, Watford, Welwyn Garden City and Hatfield (Bishop's Stortford is also included due to its proximity to Stansted Airport). Overall, there has been a decrease in average journey times during 2011/12 from 2 minutes 49 seconds to 2 minutes 45 seconds, when compared with the previous year. Average journey times for 2011/12 decreased slightly in all towns except for Watford however, with Watford's average journey time per mile increasing from 3 minutes 2 seconds to 3 minutes 10 seconds, a change of 4.2%.

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 travel to work by car, as driver or passenger in 2011, at 54.6% than the 60.5% in 2001, a decrease of 5.9%. 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 – 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 travel to work, some of whom commute to other areas – it does not represent all employees working in Watford.

Large numbers of people travel both into and out of Watford to work. The 2001 census showed that gross in-commuting of 28,636 outnumbered the gross out-commuting of 20,912, resulting in net in-commuting of over 7,700, reflecting the importance of Watford as an employment centre. Fifty-eight percent of people

working in Watford came from outside the borough and this was supported by the Annual Population Survey 2011, which estimated that about 57% of Watford's workers live outside the borough. 2011 Census workplace data is due to be released in 2014.

10.5. T5: Watford's cycle route usage – annual number of trips and % change

Four sites in Watford have been continuously monitored with automatic counters and usage increased at all sites between 2003/04 and 2008/09, summarised below:

- Tolpits Lane, Ebury Way: usage more than doubled over the period, by 131.9%
- Town Hall site: usage increased by nearly 12%
- Radlett Road site: usage increased by 54.5%
- Dalton Way: usage more than trebled, by 222%

(annual number of trips and change annually between 2003/04 and 2008/09 can be viewed in the AMR 2011).

During 2010, responsibility for the cycling monitoring transferred from Watford Borough Council to Hertfordshire County Council, who are reporting on the basis of 'average number of cyclists per day'. We have calculated the annual percentage change where possible, to provide some comparison with previous years. Between 2011/12 and 2012/13, it can be seen from the following table that there has been a decrease in use of over 20% recorded at Tolpits Lane, Ebury Way, back to recent years usage levels, with smaller decreases in usage or no change at other sites.

Table 10-4: T5: Cycle route usage – average cyclists per day and annual % change

Site Year	Site WAT 1 Tolpits Lane, Ebury way	% change annually	Site WAT 2 Hempstead Road, by subway – Town Centre	% change annually	Site WAT 3 Radlett Road	% change annually	Site WAT 4 Dalton Way	% change annually
08/09	124	-	410	-	Not available	-	Not available	-
09/10	122	-1.6%	421	+2.7%	Not available	-	Not available	-
10/11	121	-0.8%	441	+4.7%	125	-	54	-
11/12	146	+20.7%	449	+1.8%	118	-5.6%	56	+3.7%
12/13	116	-20.5%	423	-5.8%	118	No change	53	-5.3%

Data Source: Hertfordshire's Traffic and Transport Data Reports 2008 – 2012.

N.B. Number of cyclists is recorded on weekdays between 6:00-22:00.

Data not available from Sep to Dec 2010 for 2010/11, other months factored from previous years data

Hertfordshire's Traffic and Transport Data Report 2012 states that the average yearly flow of all 23 cycling monitoring sites across the county decreased by 11% between 2011 and 2012 and that this reduction is likely to be attributable to 2012 being confirmed as the second wettest year on record.

A challenging target of increasing cycling levels was set in the latest 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 has been 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.

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 and is largely traffic free, although cyclists should give way to pedestrians at all times, being aware that they could be hard of hearing, visually impaired or have some other disability.

Table 10-5: 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
4.3	6.1	1.3	0.5	0	1.9	0	0.5	0.8	0.0

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 has been no new cycle route added during 2012/13 but there should be some new routes added during 2013/14 and 2014/15. This will include a cycle route along the A412 corridor between Watford town centre and the Dome roundabout, one of the ideas taken forward within HCC's 'BIGHERTSBIGIDEAS' business network travel plan, which superseded Watford's Business Network Green Travel Plan called 'Watford Commuter'.

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.

Hertfordshire County Council has overarching responsibility for transport and their new LTP3 Active Travel Strategy was published in April 2013 and updates 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 publication of this strategy was timed to coincide with the County Council taking on responsibilities for Public Health in April 2013, and also to exploit the current high profile of active travel, particularly cycling, following the success of Great British athletes at the 2012 London Olympics.

The LTP3 Active Travel Strategy forms part of Hertfordshire's Local Transport Plan (LTP3) which covers the period 2011-2031. 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 its associated documents is available on <http://www.hertsdirect.org/services/transtreets/tranpan/ltp/LTP3/ltp3docs//>

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. The original car and journey sharing partnership with other major employers in the town this has been superseded in 2013 by a countywide programme 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 include:

- the installation of electric car re-charge points at the Town Hall main car park, the Avenue, Longspring, Sutton, Gade, Pinner Road car parks. There is also an electric charging point at Queens's car park in the Intu shopping centre, Watford and at the new Morrisons supermarket at Ascot Road. Further installations are planned at Timberlake car park on Radlett Road and at Watford Business Park.
- a report has been commissioned on pedestrian subway usage to enable the best use of funding for refurbishment; a start has been made with deep cleansing, vegetation cutback and repairs completed on the subways at A405 North Approach to Everett Close and Church Road via Bridlepath to Watford Junction Station.
- new bus shelters have been installed over the summer of 2013 in Horseshoe Lane, The Harebreaks, Courtlands Drive and High Road, Leavesden with more scheduled for Raphael Drive, Haines way and Vicarage Road opposite the hospital.
- improved cycle parking facilities have been put in place at various sites including the Library, The Parade; Watford Junction Station; North Watford Library; Central Leisure Centre, St Albans Road; The Museum, Lower High Street; Tolpits Lane shops and Watford Football Club.
- joined up working and funding between HCC, Watford Borough Council, Three Rivers Council and the Canal & Rivers Trust on the Grand Union towpath improvement project. Phase 1 and 2 were completed in September 2013, between Cassiobury Park to Bridge Road, Langleybury, resulting in 4.3 km (or 2.7 miles) of quality surface for pedestrians and cyclists, with more to come.

10.7. T7: Development progress on major schemes

Potential major developments that are likely to impact in some way on transport include the Watford Health Campus, Charter Place, Ascot Road, Croxley Rail Link, Watford Junction scheme and the Abbey Flyer. Updates on progress are provided:

The Watford Health Campus (Special Policy Area 2)

In 2008, outline planning permission was conditionally granted by Watford Borough Council, subject to the signing of a planning obligation/Section 106, for a Health Campus in West Watford. The planning obligation/Section 106 agreement was signed in 2010 and provides for a potential contribution of over £2m from the Campus to substantially increase and enhance facilities and support services within West Watford.

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. The initial phases of the Health Campus project are expected to commence in 2014 over a period of eight years to 2022, with 2013 focussed on preparation of the overall masterplan, and gaining feedback on the emerging proposals by consulting local people. Submission of the masterplan planning application is expected early 2014.

For more information, please visit the website: www.watfordhealthcampus.info

Charter Place

In April 2013, 'Intu' (formerly Capital Shopping Centers) acquired Charter Place shopping centre from Watford Borough Council. Their proposed redevelopment of Charter Place builds on the company's existing investment and commitment to the town and will be designed to complement what Intu Watford, (formerly the Harlequin) currently offers, with the aim of enhancing the town's overall retail, entertainment and leisure offer at regional level and hopefully see it move up retail rankings nationally.

In September 2013, Intu submitted a planning application to redevelop Charter Place and refurbish Intu Watford. 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. The specific proposals contained in the

planning application together with comments received during the public consultation period, are being considered with a decision due in early January 2014.

Work is also progressing on plans to move the traditional market to a new home behind Clements. These redevelopment plans should make the 'top of the town' area more attractive for shoppers and families and also boost business.

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, who need part of the site for a new school and part for the Croxley Rail Link. Morrisons have recently opened their new supermarket at Ascot Road in West Watford on 25 November, creating about 270 jobs in the area. This is the first part of the Western Gateway regeneration to take shape.

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. Watford Borough Council, Hertfordshire County Council, London Underground, Network Rail and Three Rivers District Council have all supported the scheme and have committed over £40 million. The Department for Transport (DfT) will contribute £76.2m towards the total cost of about £116m.

In July 2013, HCC and London Underground were granted the legal powers needed to build, operate and maintain the Croxley Rail Link. Design work is underway and construction is expected to start in 2014, with the target date for trains to be running by 2016.

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. Transport modelling has shown that the Croxley Rail link has the potential to take at least 1.4 million car trips per annum off the road network when completed.

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 National Stations Improvement Programme scheme to improve the station front was delivered during 2012/13, creating a better gateway to Watford and more space for all rail users.

Abbey Flyer – conversion to light rail

The county council was working with the Department of Transport on a pilot project to convert the Abbey line to light rail operation between Watford Junction and St Albans Abbey, allowing increased capacity on the line and a more frequent service.

A consultation took place in 2010 and then a tendering process for bids to operate the service took place in early 2011. However, having studied the details of the proposals, it became clear that there were some significant obstacles; including issues around land ownership, the structure of the national rail industry and national fare structures. The proposal to take the line out of Network Rail ownership and separate it from the London Midland franchise proved to be considerably more complicated than expected and the project could not be delivered within the available funding. Therefore, the DfT has decided to step back from the plan to transfer and convert the line. HCC remains committed to pushing for a more frequent service and 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.

For more information, please see the website <http://www.hertsdirect.org/abbeyline>

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 2013 is provided below.

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 and these sites are being consulted on in the Site Allocations' first consultation from 4 November to 16 December 2013.

- 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.
- 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.

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 2013

School	Current Capacity	Expansion Capacity	Comments
Alban Wood	1FE	0	No expansion potential
Beechfield	2FE	0	Permanently expanded by 1FE to 2FE from Sept 2012 (temporarily expanded by 1FE in 2010 and 2011)
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	1FE	0	Temporary expanded by 1FE to 2FE in 2012 and 2013. To be permanently expanded 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.
Coates Way JMI	1FE	0	No expansion potential as majority of site in floodplain
Holy Rood RC	2FE	0	No expansion potential
Holywell	3FE	0	Permanently expanded by 1FE to 3FE from Sept 2012 replacing temporary expansion of Laurance Haines
Kingsway Infants	2FE	0	Temporary expansion by 1FE to 3FE Sept 2012. No

School	Current Capacity	Expansion Capacity	Comments
			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
Laurance Haines	2FE	0	Temporarily expanded in 2010 and 2011 by 1FE to 3FE. 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	Temporary expansion by 1FE to 2FE in 2012 and 2013. To be permanently expanded Sept 2014. Additional land to be 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, secondary school need 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.

The following three sites have been taken forward by Three Rivers to their proposed submission Site Allocations Document which was considered at Examination in Public in October 2013.

- Site (a) Mill End/Maple Cross – Land east of the A405 (19.64ha)
- Site (b) Mill End/Maple Cross – Froghall Farm and adjoining land (20.65ha)
- Site (d) Croxley Green – Land north-east of Baldwins Lane (12.26ha)

Only two sites are needed and HCC's preference is for Site A and Site D.

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 will be required to serve the borough by 2014.

One option is to locate a new cemetery at council owned land at Paddock Road, although this site is located within Hertsmere BC and this site is being consulted on in the Site Allocations initial consultation from 4 November to 16 December 2013. Due to the site's location outside the borough, it would not be an allocation, but an indication of one cemetery delivery option for the council. We will welcome other sites being put forward and these will be considered as part of the Site Allocation consultation.

The Paddock Road site is within the Green Belt but could provide a cemetery based on Woodland Burial Principles that would be conducive to its Green Belt location. The cemetery could add value to the area which has been somewhat degraded by the existing depot use and will help to address any land contamination issues in the area. This would be a natural alternative to traditional graveyard or crematorium burials providing a peaceful resting place which is friendly towards nature, wildlife and the environment.

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 proposed new charge which will allow the council to raise funds to provide for infrastructure to support the growth of the borough.

CIL is not intended to replace S106 planning obligations, which are currently sought in respect of residential development; CIL would operate at a more strategic level for residential and retail uses and is based on a more 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.

Public consultation on the CIL preliminary draft charging schedule took place from 18 March to 15 April 2013. Comments or 'representations' received will be taken into consideration in preparing the draft charging schedule, which is due to undergo another period of consultation in the early part of 2014.

Government guidance initially stated that restrictions on the use of S106 obligations would come into force on 6 April 2014, making it necessary for the CIL charging schedule to be in place before that date. However, this date is in the process of being revised and new guidance from Government is awaited which is likely to delay the implementation date by one year to April 2015.

11.4.IN1: Infrastructure provided - Section 106 funded schemes 2012/13

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

- In 2012/13, the amount of Section 106 contributions used to fund schemes on public open space and children's play space was £1,166,307.

Table 11-2: IN1: Section 106 funded schemes 2012/13

Callowland Recreation Ground	King George V Playing Field
Cassiobury Park HLF Project	Knutsford Road
Cassiobury Park Study Facilities	Leavesden Green Rec.
Centennial House Landscaping	Local Nature Reserves
Central Primary School Play Area	Local Park Improvements
Changing Facs. Knutsford Playing Fields	North Watford Playing Fields Area
Cherry Tree Allotments	Oxhey Park Bridge
Colne River Project	Riverside Recreation Ground
Colne Valley Improvements	St. John Road Play Area
Courtlands Play Area	Stamford Road Rec. Play Area
Croxley Rail Link	Sterling Road Play Area Improvements
Farm Terrace Allotments	Waterfields Rec. Play Area
Goodwood Rec. Play Area Improvements	Westfield & Rec. Knutsford PG
Harwoods Rec. Play Area	Wiggenhall Allotments
Himalayan Way Play Area	Woodside Playing Field Green Flag
Jellicoe Road Play Area Improvements	

Data Source: WBC

Refurbishment and improvement to a number of recreation grounds, parks and allotments have taken place during the last financial year, as shown in the accompanying table.

11.5.IN2: Section 106 monies received 2012/13

- The amount of S106 contributions received by Watford Borough Council for public open space and children's play space in 2012/13 was £763,967.

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 and adult care facilities. Any monies from planning obligations for health facilities were administered by the NHS through the Primary Care Trust, but responsibility for this has now been transferred to HCC under the Public Health Team - the statutory responsibility officially started from April 2013.

This council will shortly be reviewing our planning obligations guidance to ensure that the range and level of contributions towards our local infrastructure needs are kept up to date. The new guidance on planning obligations is likely to emerge in the context of the change in legislation towards the use of the Community Infrastructure Levy (CIL) as the main source of financial contribution towards local and strategic infrastructure provision.

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 in the specified area
-  Watford LSOAs that fall within the 20% most deprived in the specified area

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
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

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
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).

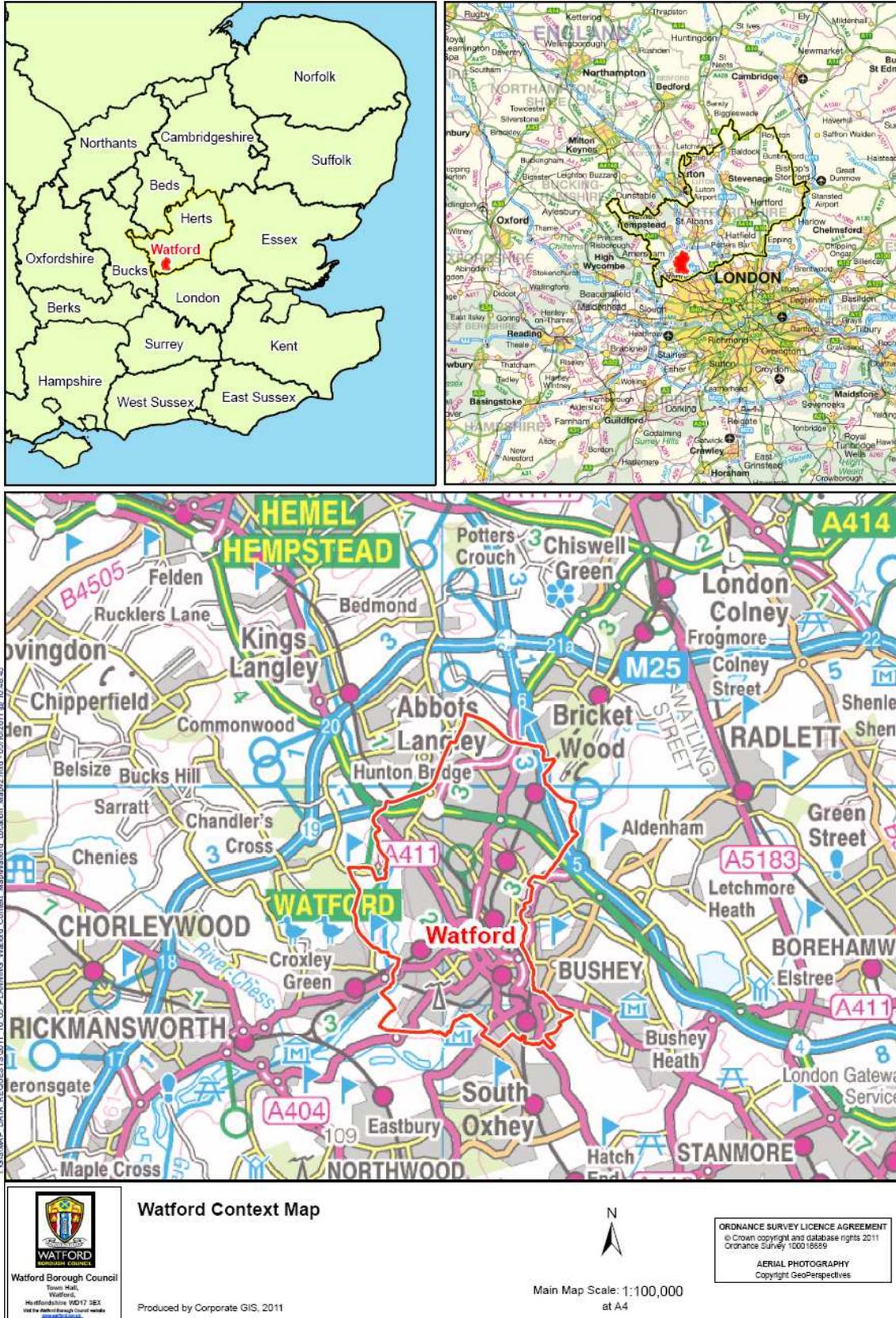
Notes as background information (please refer to the full document 'The English Indices of Deprivation 2010' for further guidance).

- 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



LOUISMAP DATA REQUESTS 2011 10 05 PLANNING Watford Context Map\Watford Location Map2.mxd 05/10/2011 @ 10:48:45

Watford Borough Council
Town Hall,
Watford,
Hertfordshire WD17 3EX
Tel: 0454 242424

Watford Context Map

Produced by Corporate GIS, 2011

N

Main Map Scale: 1:100,000
at A4

ORDNANCE SURVEY LICENCE AGREEMENT
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Ordnance Survey 100016699

AERIAL PHOTOGRAPHY
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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. WDP 2000 Allocated Sites without Planning Permission – Status @ 31/3/13

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	Appears unlikely; not aware of recent developer interest & lapsed P/P																	Unlikely-not included
Hse 12 (SHLAA accepted site CEN 80)	Ladys Close	2 (revised - SHLAA estimate)	Appears unlikely - lapsed p/p																	Unlikely-not included
Residue of Hse Site 14 (SHLAA accepted site PAR 34)	Metropolitan Stn Approach	96 (revised - SHLAA estimate)	Present intention of London Underground appears to be to retain track as part of Croxley Rail Link																	Unlikely-not included
Hse 16 (SHLAA accepted site NAS 18)	Rounton, Nascot Wood Road	Ancient woodland reduces capacity to approx.20	Planning application 13/00450/OUTM for 20 units (19 net) approved 29/7/13				19													19
Hse 21 (SHLAA accepted site part of VIC 17/18)	R/O Red Lion Garage, Vicarage Road	4	Appears unlikely																	Unlikely-not included

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 25 (SHLAA accepted site OXH 11)	Council Depot Site	85 (revised - SHLAA estimate)	No, retained as WBC depot (P/P 01/00427/DC withdrawn 26/10/04)																	Unlikely-not included	
Hse 28 (SHLAA accepted site WOD 35)	Adjacent Leveret Close	6 (revised - SHLAA estimate)	Appears unlikely, not aware of recent developer interest																	Unlikely-not included	
Hse 29 (SHLAA accepted site CEN 28)	Opposite Reeds Orphanage, Orphanage Road	170 (revised - SHLAA estimate)	Appears unlikely - BT site																	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	150	150	1500
Totals				0	0	0	19	0	150	0	1519										

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

N.B. SHLAA site reference numbers are quoted where identified in SHLAA (Strategic Housing Land Availability Assessment - Oct 2008) and sites are broadly comparable or form part of a larger site, as indicated. SHLAA capacity estimates are used where housing sites are comparable but not where housing sites form only part of a larger SHLAA site or where WBC has more up to date information.

17. Appendix 6. Housing Sites listed in WDP 2000 – Status @ 31/3/13

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)	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	Comment as at 31/03/13 (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	Not aware of any developer interest - 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 Sheepcote Lane)	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		-	-	-	-	-	-	Present intention of London Underground appears to be to retain track as part of Croxley Rail Link
15	(part of) Abattoir Site, Vicarage Road, known as EDF site, Vicarage Road	26	86	C	-	-	-	-	-	Completed 2007-08
16	Rounton, 28 Nascot Wood Road	19	19	-	-	-	-	-	-	Ancient woodland reduced capacity. (Planning application 13/00450/OUTM for 20 units, 19 net, approved 29/7/13).

WDP 2000	Housing Proposal Site Address	Approx. capacity	Actual Units (where known)	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	Comment as at 31/03/13 (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	U/C	Majority of site completed 2004-05. Additional planning permissions 11/00388/FUL approved 17/8/11 for 8 units, 11/00057/FULM approved 31/3/11 for 11 units & 12/00164/FUL approved 3/4/12 for 9 units; all started.
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	Appears unlikely, not aware of any developer interest
24	Cassio College, Langley Road, West Herts Site	135	223	PB	P	P	UC	UC	UC	Planning Brief & 08/01378/FULM approved 9/3/09 for 223 dwellings, under construction
25	Council Depot Site, Wiggshall 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	Outline permission 09/00905/OUTM granted 3/10 for 50 units, reserved matters 11/00707/REM granted 10/11. (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	UC	UC	-	-	-	-	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 applications received (seems unlikely, not aware of recent developer interest)
29	Site opposite Reeds Orphanage	170		-	-	-	-	-	-	No applications received (unlikely – BT site)
30	112-114 Langley Road	5		-	-	-	-	-	-	Completed 2001-02

18. Appendix 7. Summary of 5 Year Assessment of Housing Supply @ 31/3/13

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt. sites SPA= Core Strategy (CS) 2006-31 Special Policy Area	PP Ref	Address	Prop Units	Net Comm O/S	U/C	N/S	Application Type	Current Status	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	5 Year Identified Supply Totals	Total Identified Supply to 2031	Available	Suitable	Achievable
SPA3 in CS 2006-31	07/00958/OUTM	Watford General Hospital, Vicarage Road, Watford	504	504	0	504	Outline	GRANTED		49	110	48	105	105	417	504	✓	✓	✓
H1/24	08/01378/FULM	Cassio College, Langley Road, Watford	223	33	33	0	Full	STARTED	33	0	0	0	0	0	0	33	✓	✓	✓
	09/00835/FUL	Former West Herts College, Leggatts Campus, Leggatts Way, Watford, WD24 5TE	217	111	111	0	Full	STARTED	50	61					61	111	✓	✓	✓
HOL08	11/00952/FULM	Rembrandt House, Whippendell Road, Watford	107	102	0	107	Full	GRANTED			37	65			102	102	✓	✓	✓
	08/00440/REM	Fire & Ambulance Station, 562-572, Whippendell Road, Watford	90	18	18	0	Full	STARTED	18						0	18	✓	✓	✓
	10/00121/EXT	52a - 56, High Street, Watford, WD17 2EF	56	56	0	56	Full	GRANTED			56				56	56	✓	✓	✓
H1/26	11/00707/REM	Blackwell House, Aldenham Road, Watford	50	50	0	50	Reserve d Matters	GRANTED			15	35			50	50	✓	✓	✓

Watford Borough Council Monitoring Report 2013

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt. sites SPA= Core Strategy (CS) 2006-31 Special Policy Area	PP Ref	Address	Prop Units	Net Comm O/S	U/C	N/S	Application Type	Current Status	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	5 Year Identified Supply Totals	Total Identified Supply to 2031	Available	Suitable	Achievable
	12/01006/FULM	23-25 Upton Road, Watford, WD18 0JL	29	29	0	29	Full	GRANTED		29					29	29	✓	✓	✓
	10/01214/FULM	24-28, St Albans Road, Watford	24	24	0	24	Full	GRANTED		24					24	24	✓	✓	✓
	10/01236/FULM	132-136a High Street, 3-9 King Street & 13 Smith Street, Watford, WD17 2EN	24	24	0	24	Full	STARTED	24						0	24	✓	✓	✓
	12/01282/FULM	1 Clarendon Road, Watford, WD17 1HG	21	21	0	21	Full	GRANTED		21					21	21	✓	✓	✓
	09/00540/FULM	35/37, Marlborough Road, Watford, WD18 0QD	17	17	0	17	Full	GRANTED			17				17	17	✓	✓	✓
	11/01248/FULM	Croxley View (Garage Compounds), Watford, WD18 6PE	16	16	1	15	Full	STARTED	16						0	16	✓	✓	✓
	11/00338/REM	1-5 Tolpits Lane &, 99 Hagden Lane, Watford, WD18 7QG	16	14	0	16	Reserve d Matters	GRANTED		14					14	14	✓	✓	✓

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt. sites SPA= Core Strategy (CS) 2006-31 Special Policy Area	PP Ref	Address	Prop Units	Net Comm O/S	U/C	N/S	Application Type	Current Status	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	5 Year Identified Supply Totals	Total Identified Supply to 2031	Available	Suitable	Achievable
	12/00855/FUL	187 - 189 Harwoods Road, Watford, WD18 7RP	16	14	0	16	Full	GRANTED				14			14	14	✓	✓	✓
H1/27-appears unlikely that 4 remaining units will be built	04/01189/FULM	25-31, King Georges Avenue, R/O 139-143 Rickmansworth Road, Watford	14		4	0	Full	STARTED							0	0	?	✓	?
	11/00272/FULM	Gammons Farm Close, Watford, WD24 5LG	14	14	1	13	Full	STARTED	14						0	14	✓	✓	✓
	12/00353/FULM	24 - 30 King Street, Watford, WD18 0BP	14	14	0	14	Full	GRANTED				14			14	14	✓	✓	✓
	12/00306/FULM	9 Station Road, Watford, WD17 1AP	14	14	0	14	Full	GRANTED			14				14	14	✓	✓	✓
	11/01165/FULM	6 - 10 Whippendell Road, Watford, WD18 7LU	14	14	0	14	Full	GRANTED			14				14	14	✓	✓	✓
	11/00756/REM	756, 758 & 758A St Albans Road, Watford, WD25 9FH	14	14	14	0	Reserve d Matters	STARTED	14						0	14	✓	✓	✓

Watford Borough Council Monitoring Report 2013

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt. sites SPA= Core Strategy (CS) 2006-31 Special Policy Area	PP Ref	Address	Prop Units	Net Comm O/S	U/C	N/S	Application Type	Current Status	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	5 Year Identified Supply Totals	Total Identified Supply to 2031	Available	Suitable	Achievable
	11/00314/EXT	60 - 62 Queens Road, Watford, WD17 2LA	13	9	13	0	Full	STARTED	9						0	9	✓	✓	✓
	10/00252/EXT	58-68, The Parade, High Street, Watford, WD17 1AH	13	13	0	13	Full	GRANTED		13					13	13	✓	✓	✓
	11/00428/FULM	Land Adjacent To, Woodside Leisure Park, North Orbital Road, Watford, WD25 7JZ	12	12	11	1	Full	STARTED	12						0	12	✓	✓	✓
	12/00338/FULM	13 Eastbury Road, Watford, WD19 4PU	12	10	0	12	Full	GRANTED		10					10	10	✓	✓	✓
H1/18	11/00057/FULM	Elm Cot, North Orbital Road, Watford, WD25 0NB	11	10	11	0	Full	STARTED	10						0	10	✓	✓	✓
	10/00722/FULM	14, Rossllyn Road, Watford, WD18 0JY	11	11	0	11	Full	GRANTED		11					11	11	✓	✓	✓
Sub-total extant planning permissions 10 units and over				1168					200	232	263	176	105	105	881	1168			

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt. sites SPA= Core Strategy (CS) 2006-31 Special Policy Area	PP Ref	Address	Prop Units	Net Comm O/S	U/C	N/S	Application Type	Current Status	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	5 Year Identified Supply Totals	Total Identified Supply to 2031	Available	Suitable	Achievable
Sub-total extant planning permissions under 10 units - site specific details available by e-mailing strategy@watford.gov.uk				287					87	85	25	77	13	0	200	287			
Total extant planning permissions				1455					287	317	288	253	118	105	1081	1455			
H1/16 in WDP2000		Rounton, 28 Nascot Wood Road	20	19								19			19	19	✓	✓	✓
SPA6 in CS 2006-31		Ascot Road	300	300										100	100	300	✓	✓	✓
SPA2 in CS 2006-31 & RA6 in WDP2000		Watford Junction	1500	1500										150	150	1500	✓	✓	✓
SPA3 in CS 2006-31	Re.07/00958/ OUTM - Extra units id. pre- full application	Watford General Hospital, Vicarage Road, Watford	55	55											0	55	✓	✓	✓
Conservative windfall allowance from year 6 (based on small windfall average only-over 12 years since 2001-02)			744	744											0	744	✓	✓	✓

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt. sites SPA= Core Strategy (CS) 2006-31 Special Policy Area	PP Ref	Address	Prop Units	Net Comm O/S	U/C	N/S	Application Type	Current Status	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	5 Year Identified Supply Totals	Total Identified Supply to 2031	Available	Suitable	Achievable	
Total commitments				4073					287	317	288	272	118	355	1350	4073				
Key																				
Excluded sites from trajectory calculations																				
Five year supply period																				
WDP 2000 allocations that are excluded from current trajectory calculations (shown for info. only) as currently unlikely to proceed																				
Residue H14		Remainder - Met Stn App	96	0													?	✓	?	
H29		Opposite Reeds Orphanage, Orphanage Road	78	0													?	✓	?	
H28		Adjacent Leveret Close	8	0													?	✓	?	
H12		Lady's Close	3	0													?	✓	?	

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt. sites SPA= Core Strategy (CS) 2006-31 Special Policy Area	PP Ref	Address	Prop Units	Net Comm O/S	U/C	N/S	Application Type	Current Status	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	5 Year Identified Supply Totals	Total Identified Supply to 2031	Available	Suitable	Achievable
H3		1-22 Bromet Close	30	0													?	✓	?
H21		R/O Red Lion Garage, Vicarage Road	4	0													?	✓	?
H25		Council Depot Site, Wiggenhall Rd	85	0													x	✓	x

Five Year Housing Land Supply Assessment as at 31 March 2013

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. Within Paragraph 47, it states that local planning authorities should:

identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply...’ It is noted that ‘to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans’.

The method used for assessing when deliverability of each permission or site is likely to come forward is based on the criteria above, 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 applications has been very low. As Watford does not have a record of persistent under-delivery of housing (see housing trajectory graphs or tables for housing completions in previous years), 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 2013/14, which is the current year during which the AMR 2013 is compiled, and the expected number of dwellings likely to be completed has been identified as 287, the majority of which are developments already under construction.

The current year is not included as part of the five year assessment, which covers the following five years between 1 April 2014 to 31 March 2019. 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 6,500 dwellings over 25 years.
- Taking into account the total completions of 2,971 units between 2006/07 and 2012/13, this equates to 3,529 units remaining to be achieved and a residual annual requirement of 196 dwellings for the remaining period ($6,500 - 2,971 = 3,529 / 18 = 196$). This corresponds to a five year housing requirement of 980 (y) dwellings ($196 * 5 = 980$).
- The number of projected completions between 2014/15-2018/19 has been identified as 1,350 (x).
- **The five year land supply is calculated as $(x/y) * 100$. Watford's 5 year housing land supply is $(1,350/980) * 100 = 137.7\%$, (equating to almost 7 years worth of housing land supply) which is above the National Planning Policy Framework requirement of 105%.**

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 five year assessment summary is also available separately on our website www.watford.gov.uk and the full trajectory listing detailing all housing commitments is available from the Planning Policy team by e-mailing strategy@watford.gov.uk

Additional sites may come forward – sites are being assessed and published for consultation as part of the Site Specific Allocations DPD process. The results of the consultation 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 2006-13.

Theme – Business Development	Indicator no.	Indicator by Use Class		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	Total 2006/07 to 2012/13
'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.	Total 2006/07 to 2012/13
		B0	Gross	2042	4021	0	0	0	0	0	6063
			Net	-420	3898	-3400	-468	0	0	0	-390
		B1	Gross	680	198	0	186	51	3320	316	4751
			Net	-1755	198	-648	-260	-281	2924	-3016	-2838
		B1a	Gross	813	428	1398	1034	1408	2400	490	7971
			Net	-758	-9185	-599	663	-582	887	-991	-10565
		B1b	Gross	0	0	0	0	0	180	0	180
			Net	0	0	0	0	0	180	0	180
		B1c	Gross	0	0	222	120	324	2302	0	2968
			Net	-125	0	-405	-192	324	-880	-1579	-2857
		B2	Gross	289	2065	0	446	671	0	3460	6931
			Net	-700	-8000	0	446	321	-11882	3460	-16355
		B8	Gross	880	0	1126	2366	216	10470	1155	16213
			Net	-838	-3255	616	1007	-1302	7389	-423	3194
		Totals	Gross	4704	6712	2746	4152	2670	18672	5421	45077
			Net	-4596	-16344	-4436	1196	-1520	-1382	-2549	-29631

Theme – Business Development	Indicator no.	Indicator by Use Class	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	Total 2006/07 to 2012/13
'B' Use Class completions	BD1 (ii)	Sq.m. of completed employment floorspace within employment areas	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Total 2006/07 to 2012/13
		B0	Gross	2042	4021	0	0	0	0	6063
			Net	-420	3898	0	-468	0	0	3010
		B1	Gross	0	76	0	186	0	0	262
			Net	-520	76	-592	186	-210	0	-4392
		B1a	Gross	515	0	130	284	702	1002	3035
			Net	515	-4040	130	284	627	235	-2490
		B1b	Gross	0	0	0	0	0	0	0
			Net	0	0	0	0	0	0	0
		B1c	Gross	0	0	222	0	309	2302	2833
			Net	0	0	178	0	309	-880	-1547
		B2	Gross	289	1397	0	0	320	0	3332
			Net	289	1397	0	0	-30	-8071	3332
		B8	Gross	880	0	543	2266	216	9974	1094
			Net	880	-1397	543	1128	-469	6893	-434
		Totals	Gross	3726	5494	895	2736	1547	13278	4828
			Net	744	-66	259	1130	227	-1823	-1358

Theme – Business Development	Indicator no.	Indicator by Use Class	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	Total 2006/07 to 2012/13	
'B' Use Class completions Development	BD2	Total Gross sq.m. of completed employment floorspace, gross gain on PDL and as % of total gross sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Total 2006/07 to 2012/13	
		B0	Gross	2042	4021	0	0	0	0	0	6063
			Gross on PDL	2042	4021	0	0	0	0	0	6063
			% on PDL	100%	100%	N/A	N/A	N/A	N/A	N/A	100%
		B1	Gross	680	198	0	186	51	3320	316	4751
			Gross on PDL	680	198	0	186	51	3320	316	4751
			% on PDL	100%	100%	N/A	100%	100%	100%	100%	100%
		B1a	Gross	813	428	1398	1034	1408	2400	490	7971
			Gross on PDL	813	428	1398	1034	1408	2400	490	7971
			% on PDL	100%	100%						
		B1b	Gross	0	0	0	0	0	180	0	180
			Gross on PDL	0	0	0	0	0	180	0	180
			% on PDL	N/A	N/A	N/A	N/A	100%	100%	100%	100%
		B1c	Gross	0	0	222	120	324	2302	0	2968
			Gross on PDL	0	0	222	120	324	2302	0	2968
			% on PDL	N/A	N/A	100%	100%	100%	100%	100%	100%

Theme – Business Development	Indicator no.	Indicator by Use Class		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	Total 2006/07 to 2012/13
	BD2 cont.	B2	Gross	289	2065	0	446	671	0	3460	6931
			Gross on PDL	289	2065	0	446	671	0	3460	6931
			% on PDL	100%	100%	N/A	100%	100%	100%	100%	100%
		B8	Gross	880	0	1126	2366	216	10470	1155	16213
			Gross on PDL	880	0	1126	2366	216	10470	1155	16213
			% on PDL	100%	N/A	100%	100%	100%	100%	100%	100%
		Totals	Gross	4704	6712	2746	4152	2670	18672	5421	45077
			Gross on PDL	4704	6712	2746	4152	2670	18672	5421	45077
			% on PDL	100%	100%	100%	100%	100%	100%	100%	100%
Employment Land Supply	BD3 (i)	Sites allocated for employment in current Plan		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	Total 2006/07 to 2012/13	
Employment Land Supply	BD3 (ii)	Sites for which planning approval is outstanding for employment – hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares		
		B0	2.77	1.66	1.66	0.58	0	0	0		
		B1	0.42	0.031	0.09	0.42	7	6.65	6.02		
		B1a	0.86	3.067	0.97	1.1	0.76	0.49	0.48		
		B1b	0	0.003	0	0	0	0	0.12		
		B1c	0.12	0	0.08	0.08	0.573	0.54	0.89		
		B2	0.38	0.243	0.59	0.59	1.473	1.13	1.16		
		B8	1.11	1.24	1.12	1.16	3.169	1.4	3.11		
		Totals	5.66	6.243	4.5	3.92	12.98	10.19	11.78		
Theme – Town Centre Uses	BD4 (i)	Sq.m. of completed retail, office and leisure development within town centres	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Total 2006/07 to 2012/13	
		A1	Gross	0	445	0	0	11	0	218	674
			Net	-663	-323	-609	-884	-216	-109	-133	-2937
		A2	Gross	0	0	133	145	386	109	307	1080
			Net	-266	0	-91	-315	315	-468	307	-518
		B1a	Gross	298	0	489	0	0	0	0	787
			Net	-638	0	237	-140	-225	-83	0	-849
		D2	Gross	0	0	0	0	1185	323	0	1508
			Net	0	0	0	0	-300	323	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	Total 2006/07 to 2012/13	
	BD4 (i) cont.	Gross gain in TC as % of total gross gain in relevant UCO in Watford	Sq.m.								
		A1	0%	100%	0%	0%	2%	0%	18%		
		A2	0%	0	75%	50%	33%	47%	67%		
		B1a	37%	0	35%	0%	0%	0%	0%		
		D2	0%	0	0%	0%	42%	13%	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	4931
			Net	114	-120	-266	-1743	-230	349	360	-1536
		A2	Gross	0	465	177	288	1164	233	459	2786
			Net	-305	465	-47	-257	918	-393	311	692
		B1a	Gross	813	428	1398	1034	1408	2400	490	7971
			Net	-758	-9185	-599	663	-582	887	-991	-10565
		D2	Gross	240	330	4955	0	2798	2443	463	11229
			Net	-1218	210	4955	0	1000	2443	463	7853

N.B. Totals may not sum due to rounding

20. Appendix 9. The Core Strategy and Duty to Cooperate March 2012.

Watford Borough Council Core Strategy and the Duty to Cooperate.

March 2012

1. Introduction

- 1.1 [Section 110 of the Localism Act 2011](#) inserts Section 33A, entitled “Duty to co-operate in relation to planning of sustainable development”, into the Planning & Compulsory Purchase Act 2004.
- 1.2 This says that Local Planning Authorities, County Councils, and prescribed bodies (as currently set out in draft in the [Local Planning Regulations](#)) must co-operate to maximise the effectiveness of activities which relate to the preparation of development plan documents – insofar as these activities relate to a strategic matter.
- 1.3 Strategic matters are those which relate to development (use of land/infrastructure) which has a significant impact on at least two planning areas.
- 1.4 Section 110 also amends Section 20(5) of the Planning and Compulsory Purchase Act which extends the purpose of an independent examination to include whether the LPA has complied with the new Section 33A (Duty to Cooperate).
- 1.5 Although the Core Strategy for Watford was largely prepared before this requirement came into effect, it was prepared on the basis of cooperative working with a range of organisations. This report explains how we have cooperated across district boundaries, with other Hertfordshire authorities, and other organisations during the preparation of the Core Strategy, which commenced in 2005. This information supplements the Statements of Consultation produced in relation to Regulations 31d and 31e and is intended to aid the Inspector in consideration of compliance with S33A.
- 1.6 The following sections summarise the joint working on:
- LDF evidence base;
 - joint working groups;
 - other liaison meetings;
 - meetings on other strategic issues;
 - influence of the Core Strategy; and
 - future cooperation.

2. Joint studies for the LDF Evidence Base

- 2.1 Where there are clear strategic and cross boundary issues, we have undertaken the evidence base studies jointly with other authorities and organisations. These joint studies are summarised in the table below:

Joint Study	Partners
Strategic Housing Land Availability Assessment	Three Rivers and Dacorum
Strategic Housing Market Assessment	HCC, Dacorum, Hertsmere, St Albans, Three Rivers, Welwyn Hatfield

Development Economics Study	Three Rivers and Dacorum
Strategic Flood Risk Assessment	Dacorum, St Albans, Three Rivers
Water Cycle Study	Dacorum, St Albans, Three Rivers, Welwyn Hatfield
South West Herts Employment Study	Three Rivers and Dacorum
London Arc Employment Land Study	Broxbourne, Dacorum, Hertsmere, St Albans, Three Rivers, Welwyn Hatfield, HCC
Hertfordshire Renewable and Low Carbon Energy Technical Study	All Herts local authorities & HCC
Local Investment Plan	Three Rivers, HCA
Hertfordshire Infrastructure and Investment Strategy (HIIS)	All Herts Local authorities and HCC
Community Infrastructure Levy consultancy project (in progress)	Broxbourne, Dacorum, East Herts, Hertsmere, St Albans, Stevenage, Three Rivers, Welwyn Hatfield
Transport modelling	Three Rivers, HCC
Climate Change Strategic Framework for Hertfordshire	Hertfordshire County Council
South West Herts Transport Plan	Three Rivers, Hertsmere, HCC
Local Transport plan	All local authorities in Hertfordshire

3 Joint working groups

- 3.1 Joint working and information sharing is also facilitated by a number of countywide groups, and more locally based groups which meet on a regular basis. These include:

Hertfordshire Infrastructure Planning Partnership (HIPP)

- 3.2 This group meets quarterly and comprises of elected members, mainly the Planning Portfolio Holders of each Council. The meeting is chaired by the Portfolio Holder of the Council that is chairing HPG Planning (below). Various planning, infrastructure and investment issues are discussed and direction given to officers. The group works closely with the HPG Planning group. Strategic issues are also referred to the Local Enterprise Partnership (LEP).

Hertfordshire Planning Group (HPG) Planning

- 3.3 This group meets quarterly to discuss topical planning items across Hertfordshire. The chair normally rotates on a two year basis and is attended in the main by the various heads of planning across the county. HCC planning officers also attend. Other groups attend on an as needed basis to give occasional presentations. Key items are referred upwards to the HIPP group for further action and decision making.

HPG Development Plans

- 3.4 This group meets quarterly to discuss topical planning policy items across Hertfordshire and emerging national planning policy issues. The chair rotates on an annual basis (Watford will be chairing from September 2012), and is attended in the main by the various heads of planning policy across the county. HCC policy officers also attend. Other groups attend on an as needed basis and to give occasional presentations to the policy officers. Key items are often referred upwards to HPG Planning group for further action and decision making.

HPG Landscape

- 3.5 This group meets quarterly to discuss Green Infrastructure matters in Hertfordshire and was chaired by a Watford planning policy officer in 2011. In addition, a Strategic Green Infrastructure group has been set up to drive forward projects from the Hertfordshire and Green Arc Green Infrastructure Strategic Highlights Plan (SHIP). Work is also in progress to set up a Local Nature Partnership along the lines of the Local Enterprise Partnership (LEP).

Hertfordshire Infrastructure and Investment Strategy (HIIS)

- 3.6 This reference group was set up to investigate the existing level of infrastructure deficit in Hertfordshire and the future infrastructure needs in the County. The HIIS study reported in November 2009 and concluded that there is an existing deficit of infrastructure in Hertfordshire amounting to approx. £2 billion and future infrastructure requirements also amounting to a similar £2 billion. The HIIS work is currently being refreshed by Hertfordshire County Council and will also draw on the national infrastructure plan. The refresh will assist with the ongoing infrastructure delivery plan work being undertaken at the district level. The HIIS work is now being reported to the CIL Reference Group below.

Community Infrastructure Levy (CIL) Reference Group

- 3.7 This officer reference group meets quarterly and takes an overview across the County on infrastructure issues and on the implementation of the Community Infrastructure Levy. The group is currently overseeing the CIL consultancy project being undertaken by consultants for 9 of the districts in Hertfordshire which, in time, will be part of the evidence base for the CIL charging schedules of each authority.

Building Futures Group

- 3.8 Commencing in 2004, this group has developed a Hertfordshire Building Futures guide. Building Futures is a web based resource available to all, providing guidance and assistance on sustainable buildings and sustainable development. The aim is to maintain a regularly updated web based guide which supports Core Strategy policy on sustainable development and helps with the consideration of planning applications. Every two years, a Building Futures awards event is held to recognise the best sustainable buildings and best design of buildings that are developed in Hertfordshire.

Hertfordshire Information Liaison Group

- 3.9 This group is held every quarter and discusses monitoring, information and data management matters across the County. This group is attended by monitoring and planning policy officers and the group works closely with the HPG Development Plans group.

Built Environment and Management Services (BEAMS)

- 3.10 Set up in 1993, BEAMS manage conservation matters across the County, and provide expertise in conservation and design matters to a number of Hertfordshire authorities, including Watford. BEAMS coordinate a meeting, held every quarter, concerning built heritage conservation in Hertfordshire.

Hertfordshire Economic Development Officers Group (HEDOG)

- 3.11 Reinvigorated in August 2011, this group is a meeting of Hertfordshire District Economic Development Officers (EDOs) for networking and best practice sharing. It is also a forum for EDO's to discuss other strategic issues such as the emerging Local Enterprise Partnership and engagement with the County Council's Economic Development Unit. The group meets bi-monthly and at its most recent meetings, members of the LEP Executive have been in attendance to update on progress.

Hertfordshire Urban Group

- 3.12 This is a quarterly meeting of Economic Development and Regeneration Officers from pro-growth authorities across Hertfordshire, namely Watford, Dacorum, Stevenage, Welwyn and Hertsmere. The group facilitates networking, best practice sharing and discussion of more strategic issues facing these areas. The group also discusses influencing the LEP agenda and provides papers to the Urban Lead for Hertfordshire represented in the LEP Board.

Local Enterprise Partnership

- 3.13 Local Enterprise Partnerships (LEPs) are the replacement for Regional Development Agencies. The Government see LEPs as providing the clear vision and strategic leadership to drive sustainable private sector led growth and job creation in their area. Watford Borough Council's cooperation with the LEP is largely through the two groups mentioned above (HEDOG and the Herts Urban Group) although we are currently seeking a place on one of the sub-groups.

- 3.14 The LEP has established 4 sub-groups around:

- **Enterprise and Innovation** to progress cluster based work, social enterprise, business incubation, and business engagement activity initiated by Herts Works. It could also manage any residual business support functions from EEDA and determine priorities for nationally delivered programmes such as the new Enterprise Allowance Scheme.
- **Skills and Employment** Board to better address the skills needs of employers. This could easily evolve into the LEP and play a role in influencing skills provision such as Apprenticeships, Adult Skills etc as well as the emerging Work Programme.
- **Strategic Infrastructure** to build on existing activity such as strategic employment sites and broadband provision but take a more strategic role in determining the key infrastructure requirements for Hertfordshire. This activity currently sits in a number of other planning, transport and housing based partnerships but there is a logic in bringing these agendas together in a more coherent manner underpinned by a strong evidence base.
- **Investment and Advocacy** to bring together the current inward investment activity, tourism and lobbying and advocacy activity to better manage the promotion and marketing of Hertfordshire to key audiences such as potential investors and central Government. It could also have a role in relation to international trade and access to finance programmes if these are devolved from the RDA.

Housing and Regeneration Initiative (HARI)

- 3.15 This group meets quarterly to discuss strategic housing delivery and regeneration issues across the two authorities of Watford and Three Rivers. Recent cooperation involved the jointly managed preparation of our Local Investment Plan's (LIP) for the Homes and

Communities Agency (HCA). This is a key group to discuss affordable housing and social housing issues in the local area.

Transport Liaison Groups

- 3.16 There are various joint working groups between the County Council, Watford Borough Council, Three Rivers and Hertsmere. These include the Transport and Access Partnership, STIBlet, Watford Steering Group and South West Herts Partnership. These groups discuss key strategic transport issues, delivery of major schemes, selection of schemes for the integrated programme of highway works, allocation of section 106 funds and other matters.

4 Liaison Meetings with Neighbouring Authorities and Other Organisations:

Three Rivers District Council (TRDC)

- 4.1 We have regular meetings and ongoing communications with TRDC on joint matters and border site issues. We recently cooperated on the LDF transport modelling joint project across the two borough areas. Regular communications take place on other joint matters such as school provision, strategic housing, retail and hotel / leisure provision issues in the vicinity of our joint boundary.

Hertsmere Borough Council

- 4.2 A Duty to Cooperate meeting was held on 20 December 2011 which discussed a number of issues of joint interest. A meeting note can be made available.

St Albans City and District Council

- 4.3 A Duty to Cooperate meeting was held on 30 November 2011 to discuss matters of joint interest. St Albans in particular wished to investigate the thrust of our Core Strategy to ensure that it was planning appropriately with a neighbour that have a strong transport, regeneration and economic development approach. A meeting note can be made available.

Hertfordshire County Council

- 4.4 As education authority – ongoing meetings to discuss new school requirements arising from development and possible locations to meet this need, to feed into the Core Strategy and other LDF documents. Evidence was also submitted by the Education Authority in response to our Core Strategy consultations.
- 4.5 As transport authority – regular coordination meetings have been reinvigorated 15 February 2012.
- 4.6 As strategic planning authority – we liaise with the County Council through many of the joint working groups set out above.
- 4.7 As Minerals and Waste Planning Authority – we took part in consultation on the Minerals and Waste DPDs.

Homes and Communities Agency

- 4.8 Regular meetings have been held with the Homes and Communities Agency (HCA) over the past two years and have resulted in the production of our Local Investment Plan alongside Three Rivers.

Environment Agency

- 4.9 Throughout the Core Strategy process regular quarterly meetings were held with an Environment Agency Liaison Officer. Issues of interest, such as flooding issues, were discussed to ensure the Core Strategy was in compliance with the aims of the Environment Agency.
- 4.10 The Environment Agency has been consulted at every stage of the plan preparation and sustainability appraisal process, and is currently contributing to our early drafting of the Development Management Policies and Site Allocations DPD.

5. Cooperation on Other Strategic Issues

Housing

- 5.1 In terms of the housing target for Watford, which reflects that set out in the East of England Plan, we contributed to the regional plan preparation process, providing information about housing capacity in Watford and cooperating with the county council and other districts on the spatial options work which fed into this process back in 2008. This work formed part of the evidence used to arrive at a suitable distribution of housing figures across the region. The regional figure recognised that with tight boundaries and a small area it would not be sustainable for Watford's housing needs to be fully met within the borough boundaries. This process also informed the regional housing figures for surrounding districts such as Three Rivers and Hertsmere.

Infrastructure

- 5.2 With proximity to London and high levels of traffic congestion, transport infrastructure is a key strategic issue extending beyond our boundaries. There has been a history of collaborative working with adjoining authorities and the County Council to produce Local Transport Plans including the South West Hertfordshire Transport Plan. We have also worked jointly on transport modelling, most recently with Three Rivers District, and have met with the Highways Agency to discuss transport issues as part of this project.
- 5.3 There has also been a long standing collaborative relationship to facilitate the delivery of local major transport schemes such as the Croxley Rail Link and Watford Junction regeneration project. Croxley Rail Link, which was awarded programme entry by the Department of Transport in December 2011, is led by Hertfordshire County Council, as local transport authority, and London Underground Limited. Other strategic partners, however, include Watford Borough Council, Three Rivers District Council and Network Rail. The project has been facilitated by almost £40m in local and 3rd party contributions, reducing the overall financial burden to the DFT to circa £76m. This project could only have progressed with the strong and trusted relationship between all the major stakeholders.
- 5.4 Watford Junction regeneration, whilst not considered eligible for central funding as part of the Comprehensive Spending Review, is still a strategic priority for both Watford Borough Council and Hertfordshire County Council, as well as Network Rail as a major landowner. Stakeholders are continuing to assess potential delivery mechanisms and funding opportunities in light of reduced public sector finances.

- 5.5 Watford Borough Council has engaged heavily with Network Rail, London Midland and Virgin Rail in conjunction with Watford and West Hertfordshire Chamber of Commerce regarding proposed reductions in service and timetabling at Watford Junction. This is a significant issue for all stakeholders in Watford, both public, private and third sector, ensuring Watford's role as a sub-regional transport hub and regional economic centre is retained and enhanced.

Waste and Minerals

- 5.6 The County Council is the Minerals and Waste Planning Authority. Watford Borough Council engaged in the consultation process for the Minerals and Waste DPDs produced by the County Council.
- 5.7 Concern was raised by the County Council about the need to safeguard the concrete batching plant and rail freight facilities close to Watford Junction. This has been addressed by a proposed change to the wording of SPA2 of the Core Strategy.

Health and Wellbeing

- 5.8 We have worked with the County Council on identifying the need for extra care housing. Accommodation Services for Older People meet every 6 weeks, and throughout the preparation of the plan process officers from planning or housing would attend. The group discussed issues such as how planning and local services can work together.

6. Influence on the Core Strategy

- 6.1 The cooperation set out in this paper has had an important influence on our Core Strategy. The details of the influence of the jointly prepared evidence base for example are set out where appropriate in the applicable sections of the Core Strategy. However, we would particularly point out the importance of our input into the RSS process and the joint housing studies on our approach to housing delivery and affordable housing policy. The HIIS study was a very important start for our Infrastructure Delivery Plan and the ongoing work on infrastructure delivery and CIL in the County. The extensive joint transportation work and collaborative relationship has been critical to the eventual confirmation of the funding for the Croxley Rail Link, and this extension to the Metropolitan line joins together the majority of our SPA's. Lastly, we would particularly point out that the joint work on Building Futures, Climate Change and Green Infrastructure have all been important influences on the environmental elements of the Core Strategy.

7. Future Cooperation

- 7.1 The types of cooperation set out in this paper will continue and indeed strengthen given the new Duty to Cooperate and the resulting increasing emphasis being put on this Duty by all authorities in the County at the current time. The new National Planning Policy Framework has now been published, and at some point in the future, the East of England Plan is likely to be formally revoked. Furthermore, ongoing changes in population forecasts, changing economic situations and ongoing County-wide and South West Hertfordshire cooperation may suggest that aspects of the Core Strategy should be reviewed in future years, as set out in Section 14.3 of the Core Strategy.

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