

Part A

Report to: **Cabinet**
Date of meeting: **4 July 2016**
Report of: **Regeneration & Development Manager**
Title: **Ascot Road/Croxley View Masterplan Study**

1.0 **Summary**

- 1.1 The development of the new Cassiobridge station is a key development opportunity in the town. With the likely increased developer interest that will result from the Metropolitan Line Extension commencing services through to Watford Junction in 2020, coupled with a requirement for Orion Land & Leisure & the Council's new Joint Venture company (Hart Homes) to submit their phase 1 planning applications prior to the end of 2016, the Council appointed consultants to prepare a Masterplan Study to provide a framework & delivery plan to support the SPA6 identified within the current Local Plan 2.
- 1.2 The consultants, working with the key stakeholders, have prepared a draft Masterplan study which will deliver a new mixed use urban quarter for Watford and new homes linking through to Croxley View.
- 1.3 It is proposed that the draft Masterplan Study is taken to public consultation during the summer as part of the LP2 public consultation process.

2.0 **Recommendations**

- 2.1 To support the draft Cassiobridge/Croxley View Masterplan study being made available for public consultation.
- 2.2 To agree to officers continuing discussions with adjoining landowners and stakeholders in relation to the scheme.
- 2.3 To agree to officers pursuing discussions with key stakeholders for the establishment of all necessary legal frameworks and agreements, such as Section 106, Lease and partnership agreements, to facilitate the provision of a comprehensive development strategy for the area.

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Report approved by: Jane Custance Head of Planning and Development

3.0 Detailed Proposal

3.1 Cassiobridge and Croxley View sites are identified as part of Special Policy Area 6 in the Local Plan Part 2 Core Strategy.

3.2 The former Royal Mail site was acquired by Orion Land & Leisure in 2015 and discussions have been ongoing with regard to submission of a mixed use planning application on their site prior to the end of 2016.
At the same time the Croxley view site has been proposed as the first site to be undertaken by the newly formed Joint Venture company between WBC and WCHT. The first phase of development, which incorporates the construction of a new temporary accommodation building, requires a planning application being submitted in October 2016

3.3 To facilitate these early planning applications BDP Architects were instructed to prepare a masterplan study for the two areas to help inform and facilitate a comprehensive and coordinated redevelopment of the area.

3.4 The Masterplan

3.5 The Masterplan has been developed using engagement with key stakeholders. To date there has been no engagement with the public – because of the timescale for developing the brief to facilitate the phase 1 planning applications from Orion Land & Leisure and the new Joint Venture Company. The higher density development proposed is seen as necessary to enable the delivery of required infrastructure such as schools.

The emerging Masterplan shows the creation of a new urban quarter around the station, consisting of 1000 new homes, multi-storey car parking for station passengers, 14,000 sqm of employment floorspace including offices, leisure and retail uses.

3.6 The masterplan envisages development of 3 storey buildings rising up to 12-15 storeys in and around the area of the new station. Watford's Skyline SPD identified the land around the station as suitable for taller buildings.

4.0 **Implications**

4.1 **Financial**

- 4.1.1 The Shared Director of Finance comments that there are no direct financial implications arising from the report's recommendations at this stage.

4.2 **Legal Issues** (Monitoring Officer)

- 4.2.1 The Legal & Democratic Services Section Head comments that that there are no direct legal implications at this stage.

4.3 **Potential Risks**

There are no risks associated with this report at this time. A further report will be brought to Cabinet in the future.

4.4 **Community Safety**

- 4.4.1 N/A

4.5 **Sustainability**

- 4.5.1 N/A

4.6 **Staffing**

- 4.6.1 N/A

4.7 **Accommodation**

- 4.7.1 N/A

Appendices

- Appendix 1- Emerging Draft Ascot Rd/Croxley View Masterplan

Background Papers

No papers were used in the preparation of this report.

File Reference

- None