



CABINET

Monday, 18th January, 2016

7.00 pm

Town Hall Watford

Publication date: 8 January 2016

CONTACT

If you require further information or you would like a copy of this agenda in another format, e.g. large print, please contact Caroline Harris Democratic Services Manager on 01923 278372 or by email – legalanddemocratic@watford.gov.uk .

Welcome to this meeting. We hope you find these notes useful.

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CABINET MEMBERSHIP

Mayor	D Thornhill	(Chair)
Councillor	D Scudder	(Deputy Mayor)
Councillors	S Johnson, I Sharpe, P Taylor and M Watkin	

AGENDA

PART A - OPEN TO THE PUBLIC

1. APOLOGIES FOR ABSENCE

2. DISCLOSURE OF INTEREST (IF ANY)

3. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 30 November 2015 to be submitted and signed.

Copies of the minutes of this meeting are usually available seven working days following the meeting.

(All minutes are available on the Council's [website](#).)

4. CONDUCT OF MEETING

The Cabinet may wish to consider whether there are any items on which there is general agreement which could be considered now, to enable discussion to focus on those items where the Cabinet sees a need for further debate.

5. PROCUREMENT OF AN ELECTRIC POWERED STAFF POOL VEHICLE - EXEMPTION TO CONTRACT PROCEDURES IN RELATION TO PHASE 3 OF THE WORKS (Pages 5 - 16)

Report of Head of Regeneration and Development

6. WATFORD'S MONITORING REPORT 2015 (Pages 17 - 164)

Report of Head of Regeneration and Development

7. COMMUNITY INFRASTRUCTURE LEVY GOVERNANCE (Pages 165 - 174)

Report of Head of Regeneration and Development

8. PROPERTY INVESTMENT STRATEGY, GOVERNANCE AND MANAGEMENT ARRANGEMENTS (Pages 175 - 186)

Report of Head of Regeneration and Development

9. JOINT VENTURE HOUSING COMPANY WITH WATFORD COMMUNITY HOUSING TRUST (Pages 187 - 204)

Report of Head of Community and Customer Services and Head of Regeneration and Development

10. IRRECOVERABLE WRITE OFFS FOR NATIONAL NON-DOMESTIC RATES (NDR) (Pages 205 - 210)

Report of the Shared Director of Finance

11. IRRECOVERABLE WRITE OFFS FOR HOUSING BENEFIT OVERPAYMENTS AND SUNDRY DEBTORS (Pages 211 - 214)

Report of the Shared Director of Finance

12. DRAFT REVENUE AND CAPITAL ESTIMATES 2016/2019

Report of the Shared Director of Finance

Please note that this report has been printed separately for Budget Panel on 13 January, Cabinet on 18 January and Council on 27 January. Members are reminded to take their copies to these meetings.

13. EXCLUSION OF PRESS & PUBLIC

THE CHAIR TO MOVE: that, under Section 100A (4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following item of business as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during consideration of the item there would be disclosure to them of exempt information as defined in Section 100(1) of the Act for the reasons stated below in terms of Schedule 12A.

NOTE: if approved, the Chair will ask members of the press and public to leave the meeting at this point.

14. HERITAGE PROJECTS IN WATFORD

Report of Head of Regeneration and Development

This report is considered Part B in accordance with Paragraph 3, Part 1 Schedule 12A as it contains information relating to the financial and business affairs of the Council.

Agenda Item 5

Report to: Cabinet
Date of meeting: 18th January 2016
Report of: Jane Custance, Head of Regeneration & Development
Title: Procurement of an electric powered staff pool vehicle – exemption to contract procedures in relation to phase 3 of the Works

1.0 SUMMARY

- 1.1 In 2015 the Council extended its agreement with E-car for the provision of electrically powered vehicles to run to November 2017.
- 1.2 In February 2016 the lease on the current staff pool vehicle, a diesel powered Smart car comes to an end. There is an operational need to retain the pool vehicle facility and policy considerations favour its replacement being electrically powered. The agreement with E-car enables a suitable vehicle to be acquired within the timescale. This route would also result in all the Town Hall based electric vehicles all operating under the same maintenance, administrative and booking system, enhancing the attractiveness of the pool cars for staff considering migrating away from the use of their own vehicles for Council business mileage.
- 1.3 Widening the scope of the current E-car agreement requires the approval of an exemption to the Council's Contract Procedure Rules. In view of the above an application for exemption was made to the Managing Director and approved on 4th November 2015.
- 1.4 In line with the Procedures, the approval is being reported to Cabinet.

2.0 RECOMMENDATIONS

- 2.1 That Cabinet notes the Approved Exemption to the Council's Procurement Procedures in relation to an electric powered staff pool vehicle

Contact Officer:

For further information on this report please contact: Andy Smith, Transport & Infrastructure Section Head, Regeneration and Development
Telephone extension 8115 email: andy.smith@watford.gov.uk

Report approved by: Jane Custance, Head of Regeneration & Development

3.0 DETAILED PROPOSAL

3.1 Details of the Exemption, including the estimated cost can be found at Appendix A to this report along with an extract of the Council's Contract Procedure Rules as they relate to Exemptions.

4.0 IMPLICATIONS

4.1 Financial

4.1.1 The cost of procuring the electric pool vehicle is £4,940 pa to be met from the Regeneration & Development transport budget and income from the staff car park which is allocated to Sustainable Travel initiatives.

4.1.2 The Director of Finance comments that there are no specific financial implications.

4.2 Legal Issues (Monitoring Officer)

The Head of Democracy & Governance comments that the Contract Procurement Rules allow for an exemption to be made in exceptional circumstances. In the light of the fact that the Council already has a contract in place with E-cars to provide one electric car for officer use it was deemed to be the most sensible course of action to extend the contract to provide an additional vehicle to replace the current diesel vehicle without testing the market.

4.3 Equalities

4.3.1 Not applicable in relation to this item.

4.4 Potential Risks

Potential Risk	Likelihood	Impact	Overall score
Potential suppliers challenge the Council's decision not to procure the supply of the vehicle using a competitive tendering procedure.	1	4	4

Those risks scoring 9 or above are considered significant and will need specific attention in project management. They will also be added to the service's Risk Register.

4.5 Staffing

4.5.1 There are no staffing implications from this report.

4.6 Accommodation

4.6.1 There are no accommodation implications from this report.

4.7 Community Safety

4.7.1 There are no community safety implications from this report.

4.8 **Sustainability**

4.8.1 There are no sustainability implications from this report.

Appendices

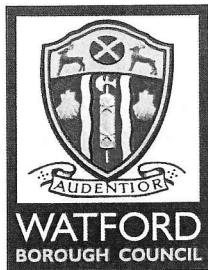
Appendix A Exemption Record Application incorporating an extract from Watford Borough Council's Contract Procedure in relation to Exemptions and signed approval form dated 4th November 2015.

Background Papers

No background papers were used in the preparation of this report.

File Reference

None



Watford Borough Council

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Manny Lewis,
Managing Director,
Watford Borough Council,
Town Hall,
Watford,
Wd17 3EX

Enquiries to: Andy Smith

Phone no: 01923 278115

Our reference:

Your reference:

Date: 4 November 2015

Dear Manny,

Exemption Request for the replacement of the Council's Pool Car, the lease on which expires in February 2016

Parking provision for staff at the Town Hall is limited. A number of initiatives such as multiple occupancy bays, pool bike and pool car schemes have been introduced by the Council in an attempt to reduce demand for staff parking and provide alternative means of travel for staff who need to travel in the Borough as part of their duties. With the letting of the ground floor of the Annex Building and 12 spaces of the staff car park to the BBC in 2013, pressure on parking has increased. With the possibility of further letting of suitable office floor space in the Town Hall complex, the level of flexibility around parking for staff is likely to reduce and the need to provide viable alternative means for staff to meet their work travel requirements without the need to bring their own vehicles to work are expected to increase.

In November 2014 the Council increased the pool car provision for staff by entering in to an agreement with E-car for the provision of electric vehicles for a period of 12 months. The agreement saw E-car providing an electric vehicle for the exclusive use of the Council as a pool vehicle between the hours of 8am and 4pm, Monday to Friday. Outside these hours the vehicle is available to be hired by E-car club members on an hourly or daily basis.

In addition, a second electric vehicle was provided by E-car for use by E-car club members at any time. This second vehicle is located in The Avenue public car park. Dedicated E-car club electric charging bays were provided by the Council in the Town Hall and Avenue car parks to support the E-car club vehicles.

The electric pool car supplemented the existing pool vehicle consisting of a leased diesel powered Smart car. This vehicle is predominantly used by Regeneration and Development staff.

In September 2015 Leadership Team agreed to the extension of the current E-car agreement for a further 2 years. This new agreement runs until November 2017.

The lease on the diesel powered Smart car pool vehicle expires in February 2016. For the reasons outlined above, there is still a need for this resource to be available for staff. The



INVESTORS
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Council's Policies in relation to sustainable transport and the use of low emission vehicles support the need both for the continuation of a second pool vehicle and for it to be electrically powered rather than a conventionally powered petrol/ diesel vehicle.

Two options have been identified for the provision of the additional electric pool vehicle

OPTION 1

Extend the agreement with E-car to include for the provision of a second electric vehicle.

Cost (p.a. based on current e-car vehicle) **£4,940**

Budget

Regeneration & Development transport budget	£3,000
Staff car park income	£1,940
TOTAL	<u>£4,940</u>

OPTION 2

Undertake a procurement exercise to identify the most financially advantageous supplier for the second electric vehicle.

Cost

unknown at this time

Budget

As per option 1

Officers are of the view that option 1 should be pursued, with the second vehicle being secured from E-car for the period up to the end of the current agreement (November 2017) at which time a procurement exercise to meet the Council's needs going forward from that point be undertaken.

Option 2 is not favoured at this time as it would lead to two separate suppliers of the Council's electric pool vehicles, each of which would have its own separate booking, maintenance and administrative system and dedicated charging point. This is considered to unattractive operationally and is unlikely to encourage staff to migrate to pool car usage in preference to use of their own vehicles. In addition, the market for the provision of electric vehicles is still development as is technology for the vehicles themselves and it is anticipated that a procurement exercise to identify a single supplier that is deferred until late 2017 will provide a more competitive environment and a better technical offer that is the case at present.

For this option 1 to be taken forward, an exemption to the Council's Contract Procedure Rules would need to be authorised and an exemption approval is now sought to extend the existing agreement with E-car for the provision of a second electric vehicle for the exclusive use as a pool car for Watford Borough Council between the hours of 8am and 4pm, Monday to Friday from February 2016 until November 2017 on the grounds of exceptional circumstances as detailed above.

Yours sincerely,



Andy Smith,
Transport and Infrastructure Section Head

Central Register of Exemptions

The Audit Plan 2013/14 – “Procurement and Contract Management Baseline Assessment” Recommended: “We recommend that consideration should be given to maintaining a central record of waivers and exemptions that have been approved.”

The Council’s Contract Procedure Rules state:

Exemptions:

- Acquisition or disposal of Land:

These Rules do not apply to the acquisition or disposal of Land except where a lease or licence is granted as a part of a principal contract for other Works, Supplies or Services.

- Unforeseeable emergency:

Where exemption from these Rules is unavoidable due to an unforeseeable emergency involving immediate risk to persons or property or likely to give rise to major or serious disruption to the Council’s services, a Head of Service and the Managing Director may jointly approve an exemption. They must inform the relevant Portfolio Holder and make a report to the next Cabinet meeting on the action taken. Urgency caused by undue delay will not be a valid reason for an exemption.

- Exceptional Circumstances:

An exceptional exemption may be considered by the Managing Director in limited and unusual circumstances. This may, for example, apply where a key supplier has gone into Administration or Receivership. It applies where the event will involve significant risk to a key contract and is likely to give rise to a significant disruption to a Council service. In such an event a Head of Service and the Managing Director may jointly approve an exceptional exemption. This may, for example, be a single tender action or the use of a substitute contractor from the original tender responses to complete a contract or part of a contract. They must inform the relevant Portfolio Holder and make a report to the next Cabinet meeting on the action taken.

- Limited market:

A partial exemption may apply where a supply or service is only obtainable from a single or a very limited number of contractors. In such a case, evidence of the limited market must be provided, such as by public advertisement or detailed market research. A Head of Service and the Managing Director may jointly approve a partial exemption. They must inform the relevant Portfolio Holder and make a report to the next Cabinet meeting on the action taken.

- Prior approval:

Other than as specified above no exemption from these Rules shall be made unless prior approval has been granted at a Cabinet meeting.

Record of Exemptions – Heads of Service must ensure that full details of approved waivers and exemptions are recorded in a central register held by the Corporate Procurement Manager on behalf of the MD.

A record form must be completed and signed for each approved Exemption.

v1.0 Nov 2013

Approved Exemption Record Form

	Details
Exemption category <ul style="list-style-type: none"> • Unforeseeable emergency • Exceptional Circumstances • Limited market • Prior approval 	Please find attached the covering letter which details the Exceptional Circumstances.
Details / Circumstances / Explanation of why an exemption was required:	In September 2015 Leadership Team approved a 24 month extension to the E-car agreement. The new agreement commences on the 15 th November 2015 at a cost of £4,950 pa. In February 2016 it is proposed to replace the diesel leased vehicle staff pool car with an electric vehicle under the same E-car contractual agreement and fee. The agreement will run for 21 months. It is proposed to add the agreement to the Councils contract register and in November 2017 undertake a procurement exercise.
Approved by (Name and date): <ul style="list-style-type: none"> • MD 	Manny Lewis 
Portfolio Holder informed (Name and Date):	Iain Sharpe
Date reported to Cabinet:	
Contract Title:	E-car agreement electric vehicles
Vendor / Contractor:	E-car
Date Contract let:	15 th November 2015
Term of Contract:	Two years
End date:	14 th November 2017
Total Value of Contract:	£18,525.00
WBC Contract Manager (Name and contact details):	Andy Smith Transport & Infrastructure S/H
Comments / Other Information:	
Date entered onto Exemptions Register:	
Signed by Head of Service:	

Copies to:

Contract File
Head of Service

Corporate Procurement Manager
Central Register of Exemptions

Record of Officer Delegated Decision

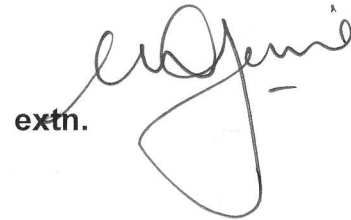
This record must be completed by the officer making a delegated executive decision and sent to the Committee Team within 3 days for publication on the Council's website. In the case of key decisions the record will also be sent to all Members for call-in.

1.	DATE OF DECISION	10 th November 2015
2.	OFFICER MAKING DECISION	Manny Lewis, Managing Director
3.	OTHER OFFICERS PRESENT	none
4.	DECISION TITLE	Procurement of an electric powered staff pool vehicle – approval of an exemption in relation to the Council's Contract Procedure Rules
5.	DECISION TAKEN	To approve the extension of the current agreement with E-car for the provision of electric vehicles to the Council to include for the provision of an additional electric vehicle to replace the Council's diesel powered pool vehicle on the expiry of its lease in February 2016 up until the expiry of the agreement with E-car in November 2017
6.	HOW DECISION WAS REACHED <i>(i.e. factors taken into account in reaching this decision including details of any alternative options considered and rejected)</i>	<p>See the following attached documents:- Exemption Record Application incorporating an extract from Watford Borough Council's Contract Procedure Rules</p> <p>Contract Procedure in relation to Exemptions. Approval form signed and dated.</p> <p>Report to Leadership Team dated 10th November 2015</p>
7.	REPORTS AND BACKGROUND PAPERS USED IN MAKING THE DECISION <i>We are required to publish these documents so they must be attached.</i>	See attached documents
8.	DEADLINE FOR CALL-IN <i>(if appropriate)</i> ➤ 3 Councillors not on Cabinet can	N/A

Record of Officer Delegated Decision

	<p><i>ask for a <u>key</u> decision to be called-in and examined by the Overview & Scrutiny Committee.</i></p> <p>➤ <i>Notification of Call-In with reasons must be made to the Democratic Services Manager</i></p>	
<p>9.</p>	<p>RECORD OF ANY CONFLICT OF INTEREST AND ANY DISPENSATION GIVEN</p> <p><i>If consulting a portfolio holder about the decision and they have declared any conflict of interest this must be recorded here together with any dispensation granted to them by the Managing Director.</i></p>	<p style="text-align: center;">N/A</p>

Signed
Contact details extn.



Please complete and return by email to the Democratic Services Manager in Legal & Democratic Services

PART A

Report to: Cabinet
Date of meeting: 18 January 2016
Report of: Head of Regeneration and Development
Title: Watford's Monitoring Report 2015

1.0 SUMMARY

- 1.1 Authorities' Monitoring Reports ('**AMRs**') are required to outline the progress made on the local plan timetable and assess the effectiveness of planning policies against various targets and indicators to see whether the local plan objectives are being achieved. As part of this work mandatory information is required to be included within AMRs in accordance with current planning regulations.
- 1.2 The AMR is required to be prepared and published at least once a year. Watford's Monitoring Report 2015 covers the period 1 April 2014 to 31 March 2015. Additional information that has subsequently become known with regard to more recent developments is supplied within the commentary in the AMR where it is practical to do so, in order to provide as up to date a picture as possible.
- 1.3 The Executive Summary for the AMR 2015 supplies key information on the delivery of the Local Plan Part 2 and impacts being made on the Core Strategy key objectives; it forms Appendix 2 to this Cabinet Report; it is also available to download separately from the AMR 2015 on our website www.watford.gov.uk
- 1.4 Members' attention is drawn to Appendix 3, which is a new quick reference table providing a range of results on target led indicators and trends from the AMR 2015.

2.0 RECOMMENDATIONS

- 2.1 It is recommended that Cabinet notes the information provided by the AMR 2015.

Contact Officer:

For further information on this report please contact:
Ian Dunsford, Planning Policy Section Head, telephone extension: 8280
E-mail: Ian.Dunsford@watford.gov.uk

Or

Karen Barnes, Planning Policy Monitoring Officer, telephone extension: 8276
E-mail: Karen.Barnes@watford.gov.uk

Report approved by: Jane Custance, Head of Regeneration & Development.

3.0 **DETAILED PROPOSAL**

- 3.1 Authorities' Monitoring Reports (AMRs) 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.
- 3.2 Each local authority is required to prepare and publish their AMR at least once a year. Watford's Monitoring Report has been delivered annually since the requirement for publication was originally enforced in 2005 and this latest Monitoring Report 2015 covers the period 1 April 2014 to 31 March 2015.
- 3.3 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, including Part 8, Section 34 which deals with the mandatory requirements of Authorities' Monitoring Reports in full. For instance, this also includes that local planning authorities should report information on net additional dwellings and net additional affordable dwellings.
- 3.4 Watford's Monitoring Report 2015 focuses on a set of indicators and monitoring mechanisms that were developed as the Local Plan Part 1 progressed, and included as the 'Monitoring Framework' within the Core Strategy. The indicators within the Monitoring Framework are currently under review as the Local Plan Part 2 policies are progressed.
- 3.5 There is no requirement for formal public consultation; the AMR 2015 has previously undergone internal consultation within the council and with Hertfordshire County Council; it also features in the Members' Bulletin for January 2016.
- 3.6 Some extracts follow from the **Executive Summary, available as Appendix 2 to the Cabinet Report (or pages 5-10 of the full AMR 2015)**

3.7 **Planning Policy Delivery**

A second consultation on the Local Plan Part 2 took place 17 December 2014 to 4 February 2015; a further focussed consultation on proposals for a primary school on land off Bedford Street was undertaken from 24 June to 22 July 2015. Following these consultations, changes are being made to some policies, and additional evidence is being commissioned to support the plan prior to publication. Some additional policies are proposed which are subject to consultation from December 2015 to February 2016, ahead of publication stage. This means that the original publication, submission and adoption dates are delayed and a revision to the LDS will be required.

3.8 **Sustainable neighbourhoods**

The net figure of 246 housing completions for 2014-15 is slightly less than the annual average target of 260 additional homes but this is more than compensated for by delivery in previous years. Watford has delivered a total of 3,615 new homes between 2006/07 and 2014/15, an average of 402 per annum.

- 3.8.1 A small number of housing completions, 11 homes over 3 sites, resulted from permitted development termed as prior approvals, equating to 4.5% of the total net completions. These prior approvals were changes of use from offices. A larger impact of the revised permitted development rights is expected in later years. All known permitted development for residential use not yet implemented in Watford is included in the housing trajectory and currently amount to 175 homes, 4.2% of the total housing commitments of 4,141 units at 31 March 2015.
- 3.8.2 Watford can demonstrate a 5 year housing land supply of 199%, which is almost twice the National Planning Policy Framework requirement of 105%. The number of projected completions between 2016/17-2020/21 has been identified as 1,791 (x) and the five year supply is $(1,791/900)*100=199\%$; this takes previous delivery into account in order to check if we are on target to reach the minimum 6,500 additional dwellings by 2031. We also have a sufficient supply to cover the annual average target of 260 homes ($260*5=1300$) for more than five years.
- 3.8.3 There were 79 affordable dwelling completions in total during 2014/15, forming part of developments where the number of affordable homes achieved varied between 30% and 100% of the total residential units on each site; all conformed to the policy that applied at the time of permission.

3.9 **Enhance Watford's regional economic and transportation role**

Watford's Core Strategy seeks a minimum of 7,000 additional jobs in the district between 2006-2031. The latest published data from the EEFM, (dated 8 January 2015) suggest a scale of job growth in Watford of 10,200 from 2006 to 2015; the EEFM projections imply total job growth of 18,100 for the period 2006 to 2031. It is considered that the redevelopment of Charter Place should create about 1,900 new jobs and that the Watford Health Campus project should create a further 1,000 jobs.

- 3.9.1 Unemployment rates across most of the county have been steadily decreasing since 2011, dropping more markedly since 2013. Watford's claimant count has decreased by 45.3% between July 2013 and 2015 to 919, a proportion of 1.5%, the lowest it has been since pre-recession in 2008 (but above the Hertfordshire average of 1.1% and lower only than Stevenage's 1.8%).
- 3.9.2 There were minimal gains to employment floorspace in the B use classes during 2014/15. A net loss of 10,620 sq.m. of employment floorspace has occurred during the past year, with over 91% of the reduction in office space. Most of the loss of office floorspace was due to 3 changes of use in situations where exceptions to policy were considered justified - to a hotel in Clarendon Road, where it would support the wider business function, and to a gym and health facility in premises which had been vacant for some time. In response to the higher employment projections and the preparation of up to date evidence on the need for employment space in future, we expect to seek additional office space to replace such losses and provide for expected increases in the demand for office space. This need is a material consideration in determining planning applications now, and is being addressed through the emerging policies and allocations in Local Plan Part 2.
- 3.9.3 Most of the office redevelopment overall had planning permission rather than taking

place under the prior approvals procedure associated with permitted development rights, which only accounted for around 450 sq.m. loss of office floorspace. However, a larger impact of the revised permitted development rights is expected in later years from the prior approvals not yet implemented. Just over half of the total proposed (with planning permission, not yet implemented) gross loss of employment floorspace of almost 34,200 sq.m. is to office floorspace, nearly 17,500 sq.m. The majority of the proposed gross loss to office floorspace, 55% is due to the revised permitted development rights which came into effect in May 2013, most of which are changes of use to residential.

- 3.9.4 Latest figures on the count of active enterprises in Watford shows a mostly increasing trend, and business starts in Watford have increased significantly to 17.1% (750) of total active enterprises (4,390) recorded, up from 11.9% the previous year. The number of business closures decreased to 10.8% (475) of active enterprises (2013 figures). This indicates greater confidence in and a healthier economy, which is reflected in figures nationally. However, the high percentage of business starts in Watford indicates that business activity is particularly buoyant here.
- 3.9.5 At the end of October 2015, businesses voted to say yes to setting up a Watford Town Centre Business Improvement District (BID). A BID is a business-led partnership which enables coordinated investment in the management and marketing of a commercial area. It is set to deliver around £3 million of investment in a range of exciting town centre projects over the next five years and provide a co-ordinating voice to unite local businesses and communities.
- 3.10 Please note that these are only a few extracts from the Executive Summary, available as Appendix 2 to the Cabinet Report (or pages 5-10 of the full AMR 2015).
- 3.11 Members' attention is also drawn to Appendix 3, which is a new quick reference table providing a range of results on target led indicators and trends from the AMR 2015.

4.0 **IMPLICATIONS**

4.1 **Financial**

- 4.1.1 The Shared Director of Finance comments that there are no financial implications contained in this report.

4.2 **Legal Issues** (Monitoring Officer)

- 4.2.1 The Head of Democracy and Governance comments that the legal implications are contained within the body of the report.

4.3 **Equalities**

There are no direct equalities impacts arising from this report. The application of existing policies will be covered by existing equalities assessments and the review and preparation of new policies will be subject to assessments at the appropriate time.

4.4 **Potential Risks**

We consider that there are no risks with this report as it is an item for information.

Appendix 1. Watford's Monitoring Report 2015.

Appendix 2. Executive Summary extracted from the AMR 2015.

Appendix 3. Reference table of target led results and trends from AMR 2015.

Background Papers

No papers were used in the preparation of this report

File Reference:

P:\SP1.Corporate Democracy & External\SP1.2 Members\

SP1.2.2 Meetings & Reports\SP1.2.2.2 Cabinet Reports

Contents

Executive Summary	5
1. Introduction	11
2. Duty to Co-operate	13
3. Local Development Scheme	14
3.1. Local Development Scheme	14
3.2. Local Plan Part 2.....	14
3.3. Policies Map.....	15
3.4. Evidence Base	16
3.5. Risks	16
4. Contextual Characteristics of Watford.....	17
4.1. Demographic Structure and migration	18
4.2. Projected population growth	21
4.3. Projected Household Growth, household size and composition.....	23
4.4. Crime	26
4.5. Deprivation.....	28
4.6. Health.....	31
4.7. Street Cleaning and Recycling.....	33
5. Housing	34
5.1. H1: Plan Period and Housing Targets	34
5.2. H2: Housing Trajectory	34
5.3. H3: Five Year Housing Land Supply Assessment	39
5.4. H4: Total Net Housing Completions by Allocation or Windfall Type	40
5.5. H5: New and converted dwellings – on previously developed land ('PDL')	41
5.6. H6: Net additional pitches (Traveller provision)	42
5.7. H7: Affordable housing completions and housing mix	42
5.8. H8: Percentage of affordable homes on qualifying sites.....	43
5.9. H9: Affordable Housing Commitments.....	44
5.10. H10: Gross Housing Completions 2006/07 to 2014/15 by size	45
5.11. H11: Gross Housing Completions 2006/07 to 2014/15 by size and type....	45
5.12. H12: Housing density	47
5.13. H13: Average house prices in Watford	47
5.14. H14: House purchase affordability	49
6. Business Development and Employment	51
6.1. BD1: Amount of employment floorspace completed in Watford and employment areas	52
6.2. BD2: Total amount of employment floorspace on PDL.....	54
6.3. BD3: Employment land available by type	54
6.4. BD4: Total amount of floorspace for 'town centre uses'	55
6.5. BD5: Losses of employment floorspace (completed sites only)	57
6.6. BD6: Total jobs recorded in Watford.....	57
6.7. BD7: Job Density	58
6.8. BD8: Number of Employee Jobs in Watford	59
6.9. BD9: Percentage of Employee Jobs by Industry Groups – Watford 2014 ...	59
6.10. BD10: Earnings by residence - Gross weekly pay – all full time workers ...	60
6.11. BD11: Earnings by workplace – Gross weekly pay – all full time workers...	61
6.12. BD12: Count of active enterprises in Watford.....	62
6.13. BD13: Comparison of percentage of business starts and closures	62
6.14. BD14: Claimant Count Comparison 2008-15.....	63

6.15.	BD15: GCSE results, percentage of pupils achieving 5+ A* - C	65
6.16.	BD16: Qualifications of working age population	66
7.	Sustainable Development	68
7.1.	S1: Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds	68
7.2.	S2: Average household water use (litres per head per day)	68
7.3.	S3: Renewable Energy	69
7.4.	S4: Per capita Carbon Dioxide (CO2) emissions	72
7.5.	S5: Air Quality Management Areas and Air Quality monitoring	73
8.	Green Infrastructure, Sport and Recreation	76
8.1.	G1: Change in areas of biodiversity importance	76
8.2.	G2: Change in priority habitats and species	77
8.3.	G3: Amount of open space managed to Green Flag Award standard	78
8.4.	G4: Change in total open space managed by WBC	79
8.5.	G5: Maintain the general extent of the Green Belt	80
9.	Urban Design and Built Heritage	82
9.1.	Design Guides	82
9.2.	U1: Housing Quality – Building for Life Assessments	82
9.3.	U2: Conservation Character Area Appraisals	85
9.4.	U3: Conservation Area Management Plan	85
9.5.	U4: Buildings on listed buildings at risk register	86
9.6.	U5: Listed buildings – any demolitions	87
10.	Transport and Projects	88
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	88
10.2.	T2: Accessibility - Percentage of new residential development within 30 minutes public transport time of key services and 400 metres of a bus stop where a frequent bus service operates i.e. where there are 5 or more journeys each way per day Mon-Sat	89
10.3.	T3: % Change in Total Vehicle Kilometrage on HCC roads in Watford	90
10.4.	T4: Travel to Work Mode Shares	91
10.5.	T5: Watford’s cycle route usage – average number of cyclists per day	94
10.6.	T6: Annual output for cycle routes in Watford	95
10.7.	T7: Development progress on major schemes	96
11.	Infrastructure Delivery and Planning Obligations	99
11.1.	Schools	99
11.2.	Additional cemetery capacity	101
11.3.	Community Infrastructure Levy and S106 planning obligations	102
11.4.	IN1: Infrastructure provided - Section 106 funded schemes 2014/15	102
11.5.	IN2: Section 106 monies received 2014/15	103
12.	Appendix 1. Glossary of Terms	104
13.	Appendix 2. 2015 Index of Multiple Deprivation	108
14.	Appendix 3. Watford Context Map	110
15.	Appendix 4. Schedule of WDP 2000 Policies post Core Strategy adoption	111
16.	Appendix 5. Outstanding allocated sites without planning permission @ 31/3/15 112	
17.	Appendix 6. Housing Sites listed in WDP 2000 – Status @ 31/3/15	114
18.	Appendix 7. Summary of 5 Year Assessment of Housing Supply @ 31/3/15	116
19.	Appendix 8. Business Development Data 2006-15	123

List of Tables

Table 3-1: Local Development Scheme Timetable 2013-16	14
Table 3-2: Local Plan Part 2 - target dates and progress under the 2013 LDS	15
Table 4-1: Age of Population (number of people)	19
Table 4-2: 2011 Census: Country of birth – percentage of residents (summary).....	20
Table 4-3: Ethnic Composition of Resident Population in percentages	20
Table 4-4: Comparison of change in population over 10 years.....	21
Table 4-5: Comparison of change in population over 25 years.....	22
Table 4-6: CLG 2012-based household projections to 2037, percentage growth and average household size	23
Table 4-7: Total change, average change and percentage change in household projections for local authority districts 2012-2037	24
Table 4-8: DCLG 2011-based interim household projections by household type	26
Table 4-9: Number of recorded offences in Watford	27
Table 5-1: H2: Net Housing Completions and Projected Completions @ 31/3/15.....	37
Table 5-2: H4: Total Net Housing Completions by Allocated Housing Site or Windfall Type 2001-15	40
Table 5-3: H5: Percentage of new and converted homes (gross) on previously developed land	41
Table 5-4: H7: Affordable housing completions mix provided.....	42
Table 5-5: H8: Number of affordable homes provided 2014/15 and as % of gross housing completions on qualifying sites	43
Table 5-6: Affordable homes provided 2006/07 to 2014/15	44
Table 5-7: H10: Gross Housing Completions 2006/07 to 2014/15 by size.....	45
Table 5-8: H11: Gross Housing Completions 2006/07 to 2014/15 by type	46
Table 5-9: H12: Percentage of new-build dwellings (gross, not including conversions) completed by net density.....	47
Table 5-10: H13: Average house prices in Watford, quarterly 2009-2015	48
Table 6-1: BD1 (i): Amount of employment floorspace completed in LA.....	52
Table 6-2: BD1 (ii): Amount of employment floorspace completed in employment areas in year, as % of total net sq.m completed in year in Watford	53
Table 6-3: BD2: Total amount and % of employment floorspace on PDL.....	54
Table 6-4: BD3: Employment floorspace available in Watford - with planning permission, not yet implemented.....	55
Table 6-5: BD4: Total amount of completed retail, financial and professional services, office and leisure development: within the local authority area (LA) and town centres (TC)	56
Table 6-6: BD6: Total jobs recorded in Watford	57
Table 6-7: BD10: Earnings by residence - gross weekly pay - full time workers.....	61
Table 6-8: BD11: Earnings by workplace - gross weekly pay - full time workers	62
Table 6-9: BD12: Count of active enterprises in Watford	62
Table 6-10: BD13: Comparison of % of business starts and closures 2011-13	63
Table 6-11: BD14: Claimant Count and change.....	64
Table 6-12: BD15: GCSE and equivalent results at end of stage 4 by school location - percentage of pupils achieving 5+ A* - C for 2013/14 (revised).....	65
Table 6-13: BD16: Qualifications of working age resident population (age 16-64)	66
Table 7-1: S2: Average household water use (litres per head per day – l/h/d).....	69
Table 7-2: S3 (i): Renewable Energy Developments granted in 2014-15.....	70

Table 7-3: S3 (ii): Renewable energy/sustainable homes developments completed 2014-15	72
Table 7-4: S4: Watford per capita CO2 emissions 2005-13	73
Table 7-5: Air Quality Data for Town Hall site	74
Table 8-1: G1: Change in areas of biodiversity importance in Watford	77
Table 8-2: G3: Amount (hectares) of eligible open spaces managed to Green Flag award standard	79
Table 8-3: G4: Change in total hectares of open space managed by WBC	79
Table 8-4: G5: Maintain the general extent of the Green Belt in Watford	81
Table 9-1: U1: Building for Life Assessments - 2013/14 completions	83
Table 9-2: U4 (i): Buildings in risk category 1 - 3 ('at risk') 2011	86
Table 9-3: U4 (i): Buildings in risk category 4 ('vulnerable') 2011	87
Table 10-1: T1: Amount and % of completed non-residential development within UCOs A, B and D in 2014/15, complying with car-parking standards in WDP 2000 ..	89
Table 10-2: T2: Percentage of new residential development (net completions) within 30 minutes public transport time of services/key activities	89
Table 10-3: T3: % Change in Total Vehicle Kilometrage on HCC roads in Watford	90
Table 10-4: T6: Annual output in km for cycle routes in Watford	95
Table 11-1: Current and potential capacity in Watford Primary schools	100
Table 11-2: IN1: Section 106 funded schemes 2014/15	103

List of Figures & Photographs

Figure 4-1: Age pyramid for Watford – 2001 Census and 2011 Census	18
Figure 4-2: Age pyramid 2012 and 2037 – Watford	23
Figure 4-3: Key Crime Statistics in Watford 2007/08 to 2014/15	27
Figure 4-4: Variation of Percentile of IMD Rank of Average Rank in Hertfordshire Districts 2004-2015	30
Figure 4-5: Life expectancy (years) at birth, 2011-2013	32
Figure 5-1: H2: Housing Trajectory 2015	38
Figure 5-2: H11: Gross Housing Completions 2006/07 to 2014/15 by size and type.	46
Figure 5-3: House price movement in Watford - % change over year to 1st quarter 2015	48
Figure 5-4: Average house prices in Watford 2009 to 1st quarter 2015	49
Figure 5-5: H14: House purchase affordability – ratio of lower quartile house prices to lower quartile earnings	50
Figure 6-1: BD7: Jobs density 2007-2013 representing the ratio of total jobs to working-age population (includes males and females aged 16-64)	58
Figure 6-2: BD9: % of Employee Jobs by Industry Groups – Watford 2014	60
Figure 6-3: Workplace based weekly pay/resident based weekly pay analysis	61
Figure 6-4: Comparison of Watford's % of business starts and closures	63
Figure 6-5: BD14: Claimant Count Comparison 2008-2015	64
Figure 6-6: BD15: GCSE and equivalent results at end of stage 4 by school location - percentage of pupils achieving 5+ A* - C for period 2007 to 2013	66
Figure 9-1: Former Fire & Ambulance Station development, Whippendell Road	83
Figure 9-2: Former garage compounds, Croxley View	84
Figure 10-1: T4: Travel to Work Mode Share by Watford residents in employment – 2011 and 2001 Census	92
Figure 10-2: T4: Travel to Work Mode Share by distance - Watford	93
Figure 10-3: T5: Cycle route usage – average number of cyclists per weekday	94

Executive Summary

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

The AMR must be prepared and published at least once a year in accordance with planning regulations, and Watford's Monitoring Report has been delivered annually since such regulations came into force in 2005.

Watford's Monitoring Report 2015 covers the period 1 April 2014 to 31 March 2015. 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.

Key results on the delivery of the Local Plan Part 2 and impacts being made on the Core Strategy key objectives are supplied here in the Executive Summary.

Planning Policy Delivery

- A second consultation on the Local Plan Part 2 took place 17 December 2014 to 4 February 2015; a further focussed consultation on proposals for a primary school on land off Bedford Street was undertaken from 24 June to 22 July 2015. Following these consultations, changes are being made to some policies, and additional evidence is being commissioned to support the plan prior to publication. Some additional policies are proposed which are subject to consultation from December 2015 to February 2016, ahead of publication stage. This means that the original publication, submission and adoption dates are delayed and a revision to the LDS will be required.
- After being found sound by an independent Examiner, the council adopted the Watford Community Infrastructure Levy (CIL) Charging Schedule on the 19 November 2014, for implementation from the 1 April 2015. Planning applications determined on or after the 1 April 2015 may therefore be subject to CIL.
- The conservation area Character Appraisal document for Oxhey was adopted by the council in July 2014, following designation as a conservation area in 2013. The council has committed to updating the Character Appraisals for the conservation areas every five years and four draft revised Character Appraisals on the Civic Core, Estcourt, Nascot and St Mary's Conservation Areas have been produced. A four week consultation was undertaken from 6 November until 4 December 2015.

A family-friendly town centre

- Major improvement works were carried out to the town centre and completed in the summer of 2014. These included new street furniture, lighting, trees and paving, with enhancements to the pond and a new events space, which has succeeded in hosting all kinds of events such as the Imagine festivals, the Big Skate – the outdoor ice rink, the Big Beach and the Big Screen. The Parade is also hosting a German Christmas market for the first time in 2015.
- Works are taking place on a major improvement project at Cassiobury Park, with completion estimated spring 2017. Plans include: a revamped pools facility; a new sustainable park hub building, which will include catering facilities, park management office, changing facilities, toilets, visitor centre and education/community room; improving the Cha café tea pavilion and providing an on site park manager, community park ranger and education officer.
- The project to transform Charter Place project in Watford town centre began in November 2015. In addition to about 16 shops and 10 restaurants, a nine-screen IMAX cinema and leisure offer will be created. Part of the scheme includes a public square that will host a diverse events programme, such as street art and music shows.

Sustainable neighbourhoods

- **The net figure of 246 housing completions for 2014-15 is slightly less** than the annual average target of 260 additional homes but this is more than compensated for by delivery in previous years. Watford has delivered a total of 3,615 new homes between 2006/07 and 2014/15, an average of 402 per annum.
- A small number of housing completions, 11 homes over 3 sites, resulted from permitted development termed as prior approvals, equating to 4.5% of the total net completions. These prior approvals were changes of use from offices. A larger impact of the revised permitted development rights is expected in later years; all known permitted development for residential use not yet implemented in Watford is included in the housing trajectory and currently amount to 175 homes, 4.2% of the total housing commitments of 4,141 units at 31 March 2015.
- Watford can demonstrate a 5 year housing land supply of 199%, which is almost twice the National Planning Policy Framework requirement of 105%. The number of projected completions between 2016/17-2020/21 has been identified as 1,791 (x) and the five year supply is **(1,791/900)*100=199%**; this takes previous delivery into account in order to check if we are on target to reach the minimum 6,500 additional dwellings by 2031. We also have a sufficient supply to cover the annual average target of 260 homes (260*5=1300) for more than five years.

- There were 79 affordable dwelling completions in total during 2014/15, forming part of developments where the number of affordable homes achieved varied between 30% and 100% of the total residential units on each site; all conformed to the policy that applied at the time of permission.
- 90.8% of all homes completed this year were on previously developed land, above our local target of 80%.
- The council is guided in granting planning permission by recommendations from the Environment Agency (EA), including advice on flood risk and water quality. There was one initial objection received on the grounds of flood risk but the scheme was subsequently amended and received positive comments from the Environment Agency at a later stage.
- 100% of employment development took place on previously developed land, exceeding the Core Strategy target of 90%. No greenfield land has been used for any employment development in the district during the period monitored since 2006/07.

Enhance Watford's regional economic and transportation role

- The planning permission incorporating both outline and detailed elements for the mixed-use Watford Health Campus was issued by the council on the 6 January 2015. Work has started on the building of the new road to improve access to Watford Hospital and the surrounding areas. Additionally, works started on the Charter Place project in November 2015, which will ultimately create a 1.4 million sq.ft. single retail and leisure destination.
- Watford's Core Strategy seeks a minimum of 7,000 additional jobs in the district between 2006-2031. The latest published data from the EEFM, (dated 8 January 2015) suggest a scale of job growth in Watford of 10,200 from 2006 to 2015; the EEFM projections imply total job growth of 18,100 for the period 2006 to 2031. It is considered that the redevelopment of Charter Place should create about 1,900 new jobs and that the Watford Health Campus project should create a further 1,000 jobs.
- Unemployment rates across most of the county have been steadily decreasing since 2011, dropping more markedly since 2013. Watford's claimant count has decreased by 45.3% between July 2013 and 2015 to 919, a proportion of 1.5%, the lowest it has been since pre-recession in 2008.

- There were minimal gains to employment floorspace in the B use classes during 2014/15. A net loss of 10,620 sq.m. of employment floorspace has occurred during the past year, with over 91% of the reduction in office space. Most of the loss of office floorspace was due to 3 changes of use in situations where exceptions to policy were considered justified - to a hotel in Clarendon Road, where it would support the wider business function, and to a gym and health facility in premises which had been vacant for some time. In response to the higher employment projections and the preparation of up to date evidence on the need for employment space in future, we expect to seek additional office space to replace such losses and provide for expected increases in the demand for office space. This need is a material consideration in determining planning applications now, and is being addressed through the emerging policies and allocations in Local Plan Part 2.
- Most of the office redevelopment overall had planning permission rather than taking place under the prior approvals procedure associated with permitted development rights, which only accounted for around 450 sq.m. loss of office floorspace. However, a larger impact of the revised permitted development rights is expected in later years from the prior approvals not yet implemented. Just over half of the total proposed (with planning permission, not yet implemented) gross loss of employment floorspace of almost 34,200 sq.m. is to office floorspace, nearly 17,500 sq.m. The majority of the proposed gross loss to office floorspace, 55%, is due to the revised permitted development rights which came into effect in May 2013, termed as prior approvals, most of which are changes of use to residential.
- Latest figures on the count of active enterprises in Watford show a mostly increasing trend, and business starts in Watford have increased significantly to 17.1% (750) of total active enterprises (4390) recorded, up from 11.9% the previous year and the number of business closures decreased to 10.8% (475) of active enterprises (2013 figures). This indicates greater confidence in and a healthier economy, which is reflected in figures nationally. However, the high percentage of business starts in Watford indicates that business activity is particularly buoyant here.
- At the end of October 2015, businesses voted to say yes to setting up a Business Improvement District (BID). A BID is a business-led partnership which enables coordinated investment in the management and marketing of a commercial area. It is set to deliver around £3 million of investment in a range of exciting town centre projects over the next five years and provide a coordinating voice to unite its businesses and communities.
- Final funding approval on the Metropolitan Line Extension (formerly known as the Croxley Rail Link) was agreed by the Government in March 2015. Preliminary works on the scheme will continue and it's expected that construction work will start during 2016.

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

- The sites proposed for primary school expansion/provision in the Local Plan Part 2 first consultation in 2013, have all been delivered: Lanchester Community Free School, Hempstead Road - an additional two-form entry school, opened in September 2014; Orchard School - the school has been expanded to a two-form entry primary school - a new 2 storey extension to the school was opened in March 2015; Ascot Road Community Free School - a new two-form entry primary school opened in September 2014 in the Lanchester Building, Hempstead Road and moved into the new purpose built site in Ascot Road in June 2015. Ascot Road is part of Special Policy Area 6: Western Gateway. The council will continue to work with landowners and developers of the Ascot Road site in order to deliver further employment opportunities and other aspirations of Policy SPA 6.
- Watford Health Campus is a major regeneration project to improve the area surrounding Watford Hospital and to provide an opportunity for hospital improvements on the site. Over the next 15-20 years about 750 homes, local retail, leisure and play facilities and public open space will be provided. The approved S106 planning agreement will provide monies for education provision, new and better bus services, local traffic calming, road improvement and junction works; it also requires 35% affordable housing on site.
- Carbon Dioxide emissions reduced in 2013 and there has been a mostly reducing trend in emissions in Watford since 2006, in line with policy objectives. There was an increase in emissions in 2012 but this was the same in 92% of local authorities across the country, due to the colder year.
- The council monitors air quality at several locations across the borough. On Rickmansworth Road site, close to the Town Hall, continuous 'real-time' monitoring of nitrogen dioxide and PM₁₀ particulates is undertaken. NO₂ concentrations have remained fairly constant and the annual mean objective of 40 g/m³ has not been exceeded during this time at this site.

Enhance Watford's environment, green infrastructure and heritage assets

- The amount of open space managed to Green flag Award standard has increased to 115.67 hectares in 2015, which represents 37% of Watford's total open space managed (311.31 hectares). Watford now has six award-winning parks, with Green Flags awarded in 2015 to St. Mary's Churchyard and Callowland Recreation Ground for the first time, following on from the addition of Oxhey Park in 2014. It is the seventh consecutive year that Woodside Playing Fields and Cheslyn Gardens have been awarded the Green Flag and the ninth year for Cassiobury Park. Cassiobury Park has also been named the 10th top park out of over 1500 in the 'Keep Britain Tidy People's Choice Awards'.

- The council successfully bid for external funding from the Heritage Lottery Funding/BIG Lottery funding for Cassiobury Park; grants totalling £5million have been received, alongside WBC funding of up to £2 million, using monies collected from S106 planning agreements. The project includes reintroducing the historic and Grade II listed bandstand from outside the Town Hall, so it can be brought back into more use for arts, music and events in the park and the restoration of the historic 18th century Lime Avenue.
- The importance of open space and the Green Belt to Watford's predominantly urban environment is recognised and protected by Core Strategy Policy GI1: Green Infrastructure and GI2: Green Belt and additional saved policies from the Watford District Plan 2000. The Green Belt currently measures 407 hectares, equating to 19% of Watford's total area, and remains unchanged from last year.
- Watford Borough Council negotiates developers' contributions towards site specific infrastructure including affordable housing, open space and children's play space. In 2014/15, the amount of Section 106 contributions administered by Watford Borough Council that was used to fund schemes was £1,321,572. There is a programme of works using S106 funds and a large number of improvements have been implemented across the town, including the Colne River Project, Cherry Tree Allotments, Oxhey Park, Cassiobury Park and other local parks, play areas, recreation grounds and open spaces.

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 2014 to 31 March 2015. 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 forms part of the development plan and is being used in determining planning applications. The council will continue to have regard to the remaining saved policies of the Watford District Plan 2000 and the Local Plan Part 2 policy documents that are currently being progressed; a second consultation took place from 17 December 2014 to 4 February 2015. Some additional policies are proposed which are subject to consultation from December 2015 to February 2016, ahead of publication stage.

Neighbourhood planning legislation and regulations, which are intended to allow communities to have a greater say over the planning of places in which they live and work, are now mostly in place. There are currently no neighbourhood development orders nor a neighbourhood development plan in Watford. The neighbourhood planning process should be led by communities although communities are not required to have a neighbourhood plan - the district council's local plan will still be used to determine planning applications. The government has given funding to four organisations, which will provide communities with assistance for neighbourhood planning. Please click on the organisation's name below to visit their website:

- [Planning Aid](#)
- [Locality](#)
- [CPRE](#)
- [The Prince's Foundation](#)

District councils will be able to provide some assistance – mainly with technical and procedural issues.

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

The requirement to submit the monitoring report to the Secretary of State was removed in 2011 but it is still required to be published as soon as reasonably practicable on the council's website at www.watford.gov.uk
We welcome views on the AMR's format and content so that we can make improvements on future reports and request that any comments be sent to the address below, or alternatively, you can email comments to strategy@watford.gov.uk

Planning Policy Section
Regeneration and Development
Watford Borough Council
Town Hall
Watford
WD17 3EX

2. Duty to Co-operate

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

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

The next step would be to turn this into a Spatial Planning Framework for the county – Hertfordshire authorities are currently still discussing the appropriate scope of this document.

Herts Planning Group (HPG) involves the county council and 10 districts in Hertfordshire who have agreed to work together on strategic planning issues, but were looking at what might be the most suitable governance arrangements. The districts are considering ways to allocate housing numbers and meet the Localism Act's duty to cooperate, which legally requires councils to continuously engage with neighbours on strategic planning issues.

In addition Watford Borough Council ensures that Duty to Cooperate meetings are carried out with neighbouring authorities at regular intervals, to discuss cross boundary issues and often jointly commission studies together where necessary. The council also participates in the Hertfordshire County/District Information Liaison Group quarterly meetings, in which issues concerning monitoring, data collection and provision, often arising from changes in planning regulations, can be raised and examined.

Over the last year work has begun on preparing a shared evidence base to inform the next Local Plan Review. Watford, Dacorum, Three Rivers and Hertsmeres have jointly commissioned a study to establish the housing market area, the functional economic market area and to assess likely future housing and employment needs for the relevant area. St Albans District Council were also invited to join the study but preferred to undertake a separate assessment. This information, along with future joint evidence to be prepared, will inform plan review of the various authorities.

3. Local Development Scheme

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

3.1. Local Development Scheme

Watford's Local Plan Part 1 - Core Strategy was adopted in January 2013 and sets out the council's vision for development and conservation in Watford to 2031. The current LDS, covering the period 2013-16 was published in April 2013. This recognises the change from the previous Local Development Framework approach to producing a Local Plan and the timetable is detailed below:

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

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

Compiled by Planning Policy, WBC.

3.2. Local Plan Part 2

- We wrote to stakeholders in November 2012 to ask what the Local Plan Part 2 should contain, and used the responses to help prepare draft policies.
- An initial consultation on the Local Plan Part 2 began on the 4 November 2013, between the notification and publication stages, as part of the plan preparation process. This contained initial site allocation proposals, draft development management policies, and draft town centre policies.
- A second consultation on revised policies took place from 17 December 2014 to 4 February 2015.
- A further focussed consultation on proposals for a primary school on land off Bedford Street was undertaken from 24 June to 22 July 2015.

- Following these consultations, changes are being made to some policies, and additional evidence is being commissioned to support the plan prior to publication. Some additional policies are proposed which are subject to consultation from December 2015 to February 2016, ahead of publication stage.
- This means that the publication, submission and adoption dates will also slip and a revision to the LDS will be required.

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

Timetable	2013 LDS		Comments
	Target Date	Actual Date	
Notification	Nov 2012	Nov 2012	
Informal consultation (likely to comprise 2 stages within this period)	Autumn 2013 – Summer 2014		<p>First consultation took place from 4 November to the 16 December 2013.</p> <p>A second consultation took place from 17 December 2014 to 4 February 2015.</p> <p>Consultation on Bedford Street proposals took place from 24 June to 22 July 2015.</p> <p>Further consultation to take place on new policies from December 2015 to February 2016</p>
Publication (for consultation)	Oct 2014		Under revision
Submission	Mar 2015		Under revision
Adoption	Jan 2016		Under revision

Compiled by Planning Policy, WBC.

3.3. Policies Map

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

3.4. Evidence Base

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

3.5. Risks

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

4. Contextual Characteristics of Watford

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

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

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

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

People in Watford are among the top 10 of those happier with where they live than people anywhere else in Britain. Watford came ninth in the survey by Rightmove, reported in August 2015, which asked 24,000 people to rate how content they are with where they live. Participants of the poll were asked to consider 12 aspects including decor, space, contentment, value, community, area upkeep, pride, costs, safety, amenities, recreation, and neighbourliness. Harrogate topped the poll, while Shrewsbury ranked second, Ipswich third and York and Chester completed the top five.

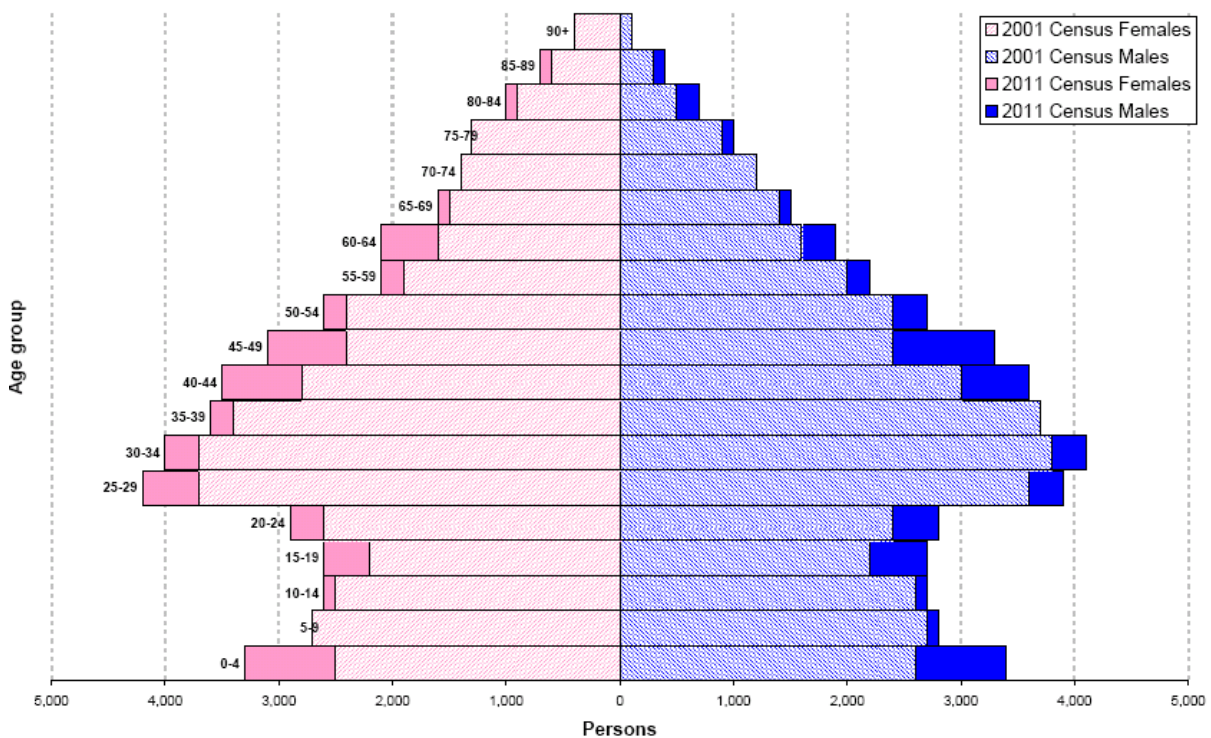
However, the results for Watford were not all good - when asked to respond to the statement "I have enough living space to live comfortably" Watford came out 82nd.

4.1. Demographic Structure and migration

The 2011 Census showed that Watford's resident population was composed of 89,600 household residents and 700 residents of communal establishments. The number of households in Watford with at least one usual resident provided by the 2011 Census was 36,700. The household definition has been updated from the 2001 Census so is not directly comparable. The latest 2015 estimate for registered households from our council tax department is around 38,500.

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

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



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

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

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

Watford has a high population density, which has risen to 42 persons per hectare from 37 persons per hectare in 2001, compared with an average of 7 persons per hectare in Hertfordshire and 4 persons per hectare in England overall. It is the most densely populated local authority in Hertfordshire, with Stevenage being the next most densely populated (32 persons per hectare). To put this into perspective, the

19 most densely populated local and unitary authorities in England and Wales were all London boroughs and the only non-London area in the top 20 was Portsmouth, with the top 20 ranging from 50 to 138 persons per hectare.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

On the 25 June 2015, ONS released the mid-2014 population estimate, (MYE 2014 - as at the 30 June 2014) and Watford's estimate is 95,500, up by 1,800 from the mid-2013 population estimate of 93,700. Watford's overall population increase as a percentage is 1.9%, and unlike last year, (when Watford's estimated change in population as a percentage - 2.18% - was the 4th highest of all local authorities in the

country) it does not appear in the top 10 of UK local authorities with the greatest percentage increase.

The total population has grown in 357 out of the 391 local authorities in the UK in the year to mid-2014. In total, 13 local authorities had growth of more than 2% in their population; all are in England and 6 of these are London boroughs; the top three are the City of London (5.54%), Tower Hamlets (4.08%) and Westminster (2.84%).

The components of change MYE 2013 to MYE 2014 show that:

- 49% of Watford's estimated population increase is from natural change (births minus deaths (up from the 39% of the previous year)
- International migration makes up 33% of the increase (up from the 8% of the previous year)
- Internal migration (within the UK) makes up 18% of the increase (less than the 53% of the previous year)

4.2. Projected population growth

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

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

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

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

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

It can be seen that Watford's estimated growth of 12,100 people over the ten years 2012 to 2022 in the 2012-based population projections equates to 13.2% (similar to London), higher than the interim 2011-based population projections which estimated Watford's growth to be 4,600 people over the 10 years 2011 to 2021, equivalent to 5.1%, and the previous 2010-based estimated growth of 8,200, equivalent to 10.0% over the same period.

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

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

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

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

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

It is important to note that the projections are not forecasts and do not take any account of future government policies, changing economic circumstances or the capacity of an area to accommodate the change in population. They provide an indication of the future size and age structure of the population if recent demographic trends continued. Population projections become increasingly uncertain the further they are carried forward, and particularly so for smaller geographic areas and detailed age and sex breakdowns.

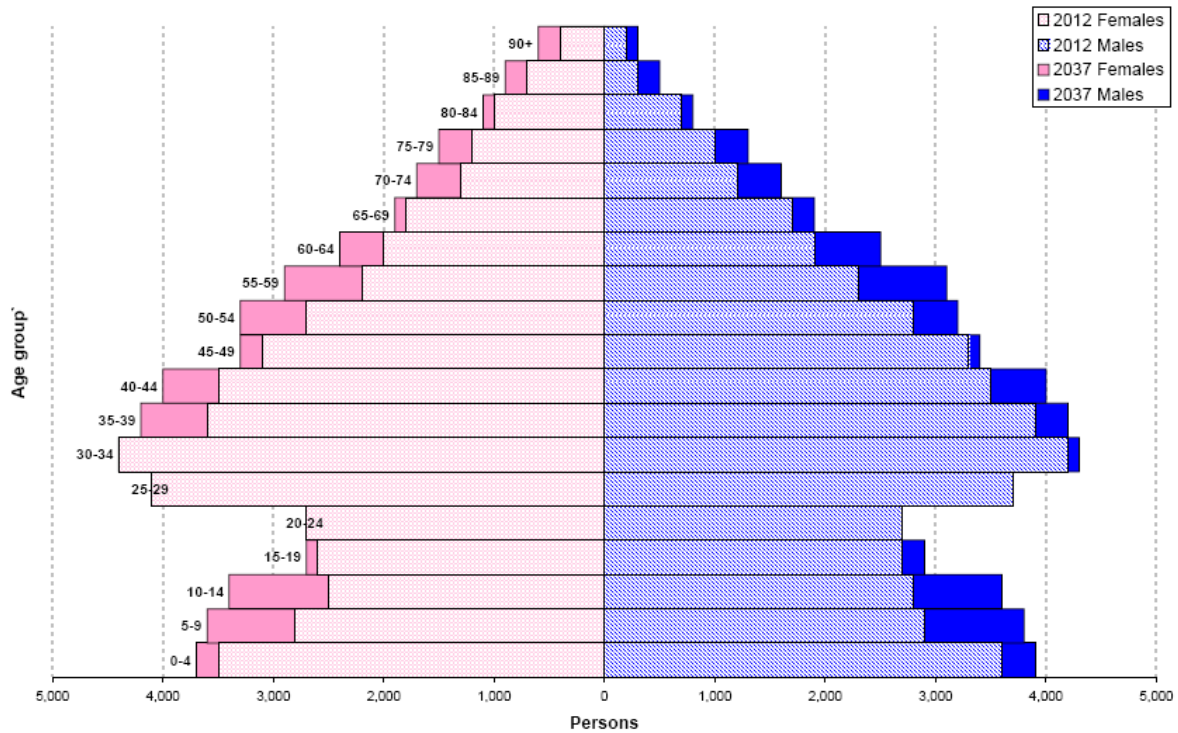
Population projections are trend-based projections, which mean assumptions for future levels of births, deaths and migration are based on observed levels mainly over the previous five years.

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

The level of natural change can be attributed to the relatively young age structure of the current population, with a high proportion of child bearing age.

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

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



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

4.3. Projected Household Growth, household size and composition

The 2012-based household projections were published by Communities and Local Government on 27 February 2015 and are linked to the 2012-based population projections published by ONS on 29 May 2014. The projections are a 25 year projection (2012 to 2037) and supersede the interim 2011-based household projections.

Table 4-6: CLG 2012-based household projections to 2037, percentage growth and average household size

Area	Watford		Herts		England	
	2012	2037	2012	2037	2012	2037
No. of households	37,000	51,000	460,000	603,000	22.3 million	27.5 million
Percentage growth between 2012 and 2037	36%		31%		24%	
Average household size	2.44	2.30	2.42	2.29	2.36	2.21

Data source: Compiled by WBC, Planning Policy from DCLG 2012-based interim household projections
 N.B. From October 2011 DCLG does not publish data at regional level

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

Comparison of 2012-based household projections with 2011-based interim household projections and 2008-based household projections

- Over the 25 year period, the DCLG 2012-based household projections estimate growth of 36% (around 14,000 households) for Watford, from 37,000 households to 51,000 households in 2037; they supersede the previous 2008 based household projections over 25 years, which estimated growth of 30% (around 10,000 households) from a base of 34,000 to 44,000 in 2033.
- Over a 10 year period, the DCLG 2012-based household projections equate to growth of 14 % (around 6,000 households) for Watford, from a base of 37,000 households to 43,000 in 2022; they update the 2011-based interim household projections (projections over 10 years only to 2021), which estimated growth of about 6% (around 2,000 households) from a base of 37,000 to 39,000 in 2021; the 2008-based projections estimated 13% growth over 10 years.
- From a national perspective, the 2012-based household projections have a very similar rate of household growth to the 2011-based interim projections for the comparable period from 2012 to 2022 of around 15% and generally, the 2011 based projections showed a lower growth in households compared with the 2008-based projections.

Table 4-7: Total change, average change and percentage change in household projections for local authority districts 2012-2037

	hhs_2012 (000s)	hhs_2017 (000s)	hhs_2022 (000s)	hhs_2027 (000s)	hhs_2032 (000s)	hhs_2037 (000s)	Total Change (000s)	Average Change (000s)	Percentage Change
England	22,305	23,396	24,505	25,578	26,605	27,548	5,244	210	24
Hertfordshire	460	488	517	545	574	603	143	6	31
Broxbourne	38	40	42	44	46	48	10	0	25
Dacorum	61	64	68	71	75	78	17	1	29
East Hertfordsh	58	62	66	70	73	77	19	1	33
Hertsmere	40	43	46	48	51	54	14	1	36
North Hertford	54	58	61	65	68	71	17	1	32
St Albans ³	57	60	63	66	70	73	16	1	29
Stevenage ³	35	37	39	41	43	45	10	0	27
Three Rivers	36	38	40	43	45	48	12	0	33
Watford	37	40	43	45	48	51	13	1	36
Welwyn Hatfie	44	47	49	52	55	58	14	1	32

Data

Source: DCLG Table 425 - <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

Watford has the highest estimated percentage growth (together with Hertsmere) of the Hertfordshire districts.

Household size

The 2012-based projections estimate that, between 2012 and 2037:

- Watford's average household size will decrease from 2.44 to 2.3
- Hertfordshire's average household size will decrease from 2.42 to 2.29
- England's average household size will decrease from 2.36 to 2.21

Household composition (or households by type) data from the 2012-based household projections has not yet been released (as at November 2015) and will be released at a later date. The following information is taken from the previous 2011-based interim household projections.

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 4-8 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 4-8: 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

4.4. Crime

There was a rise in the police figures nationally, with violence against the person up by 23% compared with the previous year and sexual offences up by 37%; some of these increases reflect changes in recording practices and a greater willingness of victims to come forward to report such crimes. By contrast the latest estimates for violent crime nationally from the Crime Survey for England and Wales (CSEW) showed no change compared with the previous year's survey, following decreases over the past 4 years and no significant change in sexual offences.

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; unsurprisingly, the crime rate in Watford was higher than average for the Hertfordshire force area in the year ending March 2015 although it is known from analysis by the police that the night time economy is not the significant contributing factor to the borough's crime rates. However, the crime rate in Watford was about the same as the average crime rate across areas assessed to be similar to Watford (see www.police.uk).

Increases in offences recorded in Watford since last year include recordings of violence against the person (up 48%), sexual offences (up 36%) and domestic burglary offences (up 21%).

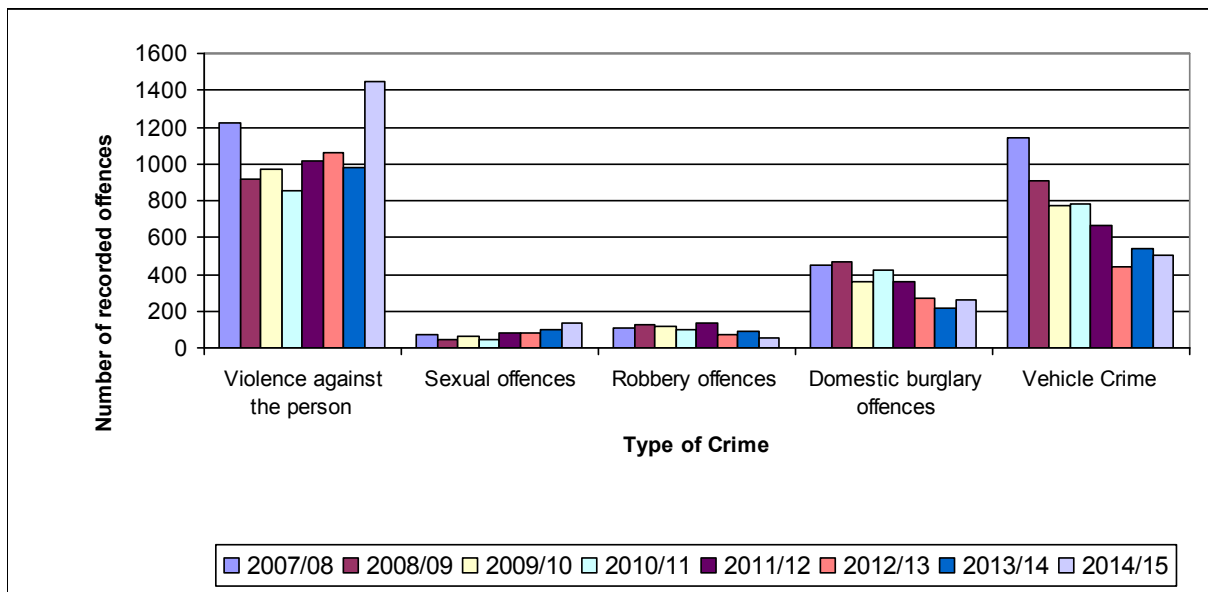
Table 4-9: Number of recorded offences in Watford

	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	% increase or - decrease between 13/14 and 14/15
Violence against the person	1224	919	973	851	1018	1062	976	1,448	48.4%
Sexual offences	72	48	66	49	82	78	97	132	36.1%
Robbery offences	111	126	114	95	135	76	89	52	-41.6%
Domestic burglary offences	445	465	357	421	361	272	216	261	20.8%
Vehicle Crime	1144	911	771	779	662	437	539	500	-7.2%

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

Recordings of robbery offences (down 42%) and vehicle crime offences (down 7%) decreased from last year, and are less than half those recorded in 2007/08. There has been a trend of reducing crime levels in most offences over previous years as illustrated in the accompanying graph.

Figure 4-3: Key Crime Statistics in Watford 2007/08 to 2014/15



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

Watford Borough Council is one of the members of the Watford Community Safety Partnership, known as 'Safer Watford' whose aim is to reduce crime, address issues of vulnerability of crime (including anti-social behaviour) and to keep the local community informed about crime related issues. Other members of the partnership include Herts Constabulary, Herts Fire & Rescue, Herts County Council, Herts Valleys Clinical Commissioning Group and the Probation Service. Watford is proud to have achieved the Purple Flag accreditation which recognizes excellence in the management of town centres at night, scoring 'above average' for safety.

4.5. Deprivation

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

The Indices of Multiple Deprivation (IMD) 2015 uses 37 separate indicators, grouped into seven domains (three of which contain sub-domains); the domains are Income; Employment; Health and Disability; Education, Skills and Training; Crime; Barriers to Housing and Services; and Living Environment. In addition to the domains and their sub-domains there are two supplementary income deprivation Indices: Income Deprivation Affecting Children Index (IDACI) and Income Deprivation Affecting Older People Index (IDAOPI).

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

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

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

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

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

Some of the key results for England are that:

- The majority (83 per cent) of neighbourhoods that are the most deprived according to the 2015 Index of Multiple Deprivation were also the most deprived according to the 2010 Index.
- 61 per cent of LA districts contain at least one of the most deprived neighbourhoods in England (this was 56% in the IMD 2010, 52% in the IMD 2007 and 49% in the IMD 2004).
- The five LAs with the highest proportions of their neighbourhoods in the most deprived 10 per cent in England are the same five as in the 2010 Index, although in a different order (Liverpool was ranked most deprived in the 2010 Index, with 51%):
 1. Middlesbrough – 48.8%
 2. Knowsley – 45.9%
 3. Kingston upon Hull – 45.2%
 4. Liverpool – 45.0%
 5. Manchester – 40.8%
- The 20 most deprived LAs are largely the same as found for the 2010 Index, but the London Boroughs of Hackney, Tower Hamlets, Newham and Haringey have become relatively less deprived and no longer feature in this list (no London boroughs feature, most of the 20 LAs are in northern England, apart from no.13 Hastings – 30.2% and no. 20 Great Yarmouth – 26.2%).

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

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

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

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

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

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

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

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

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

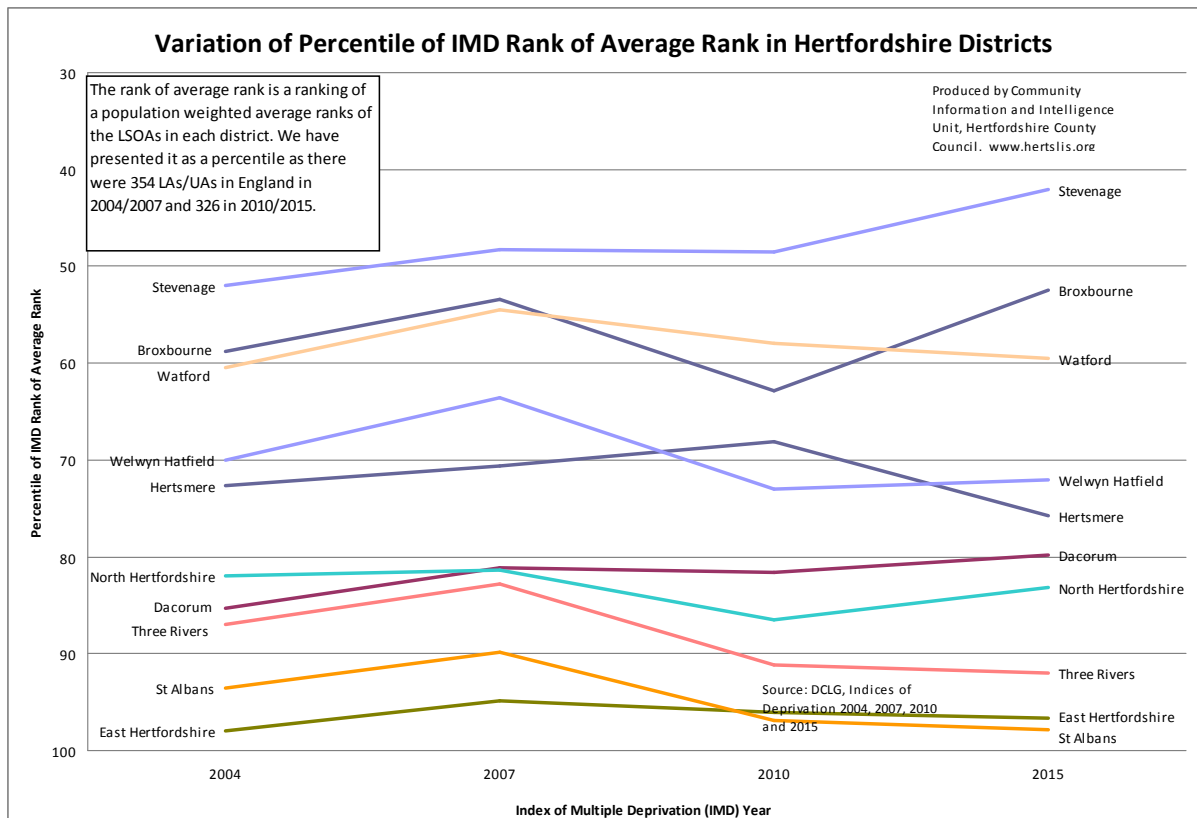


Chart produced by HCC, Community Information and Intelligence Unit. www.hertslis.org

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

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

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

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

<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

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; 30 of these indicators compare the health of the people in the local area to the rest of England.

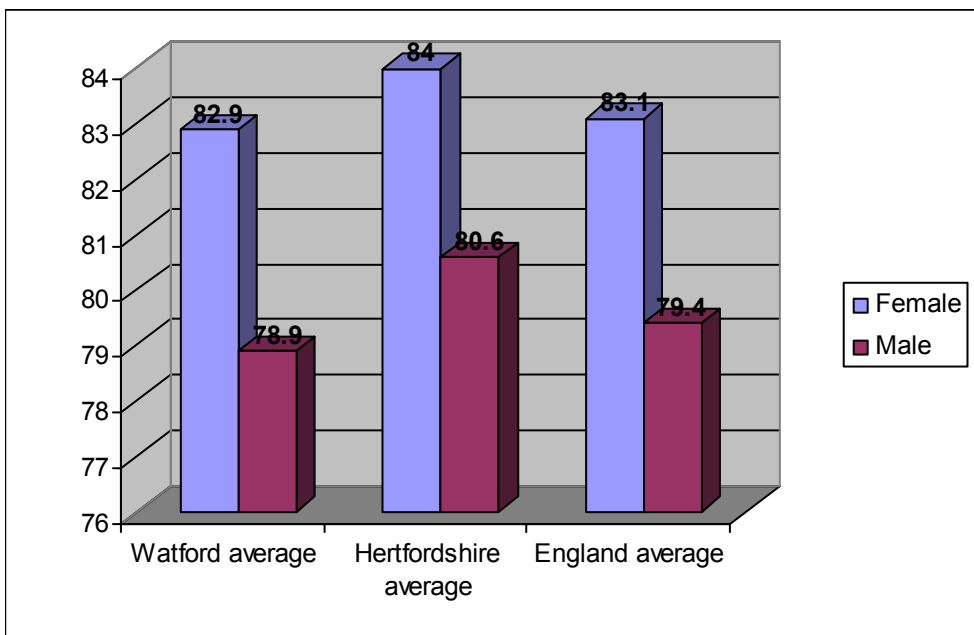
The 2015 NHS Health Profile's conclusion is very similar to that of the previous year in that the health of people in Watford is deemed 'varied compared with the England average' (©Crown Copyright, source: Public Health England 2014).

As a very broad summary, fifteen indicators have been measured as 'not significantly different from England average' and twelve indicators have been measured as 'significantly better than England average' (which may still indicate an important public health problem). The profile shows three different indicators for Watford which have been categorised as 'significantly worse than the England average': sexually transmitted infections, statutory homelessness and excess winter deaths (which has increased from the previous ratio of 28.9 to 34.3 and is significantly worse than the England average of 17.4. Violent crime in Watford (the figures used are reported crimes against the person for 2013/14) previously categorised as 'significantly worse than the England average' now compare as 'not significantly different to England average'.

Life expectancy at birth is an important indicator of health; life expectancy for both men and women is similar to the England average. However, female life expectancy has decreased to 82.9 from the previous year's 82.3 years (England average 83.1). Male life expectancy has decreased to 78.9 from the previous year's 79.2 years (England average 79.4). Also, the life expectancy gap for men can be 8.3 years for men and 8.2 years for women between the most deprived areas of Watford and the least deprived areas.

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

Figure 4-5: Life expectancy (years) at birth, 2011-2013



Source of data: Department of Health NHS Health Profile 2015
 Chart compiled by WBC, Planning Policy

Similarly to the NHS profiles for 2012 and 2013, it is indicated that local priorities include reducing the prevalence of smoking, reducing obesity and increasing physical activity, and helping older people maintain their health.

There is a drop shown in the percentage of adults smoking, now 14.1% from 14.3% and 16.6% in previous years. There has been a drop in physically active adults, (which showed an improvement the previous year), from 58.9% to 56.6%, not significantly different from the England average of 56%. No update has been provided on the proportion of obese adults at 20.9%, (better than the England average of 23%) or obese children in Year 6 (aged 10-11) at 18.5% (England average 19.1%).

Statutory public health responsibilities transferred from the NHS Primary Care Trust and Strategic Health Authority to Hertfordshire County Council from April 2013. Watford Borough Council has been involved in developing the local Health and Wellbeing Strategy that identifies the priorities to be addressed across the County,

and in the council's Corporate Plan 2015-19, the first priority is making Watford a better place to live in, work and visit.

Ensuring the quality of our town's environment by delivering high quality leisure centres, well-maintained streets, parks and public spaces all contribute to health and wellbeing. Improvements have been made to the top of the town, including the pond, with great new areas for entertainment and events; a diverse range of activities, from the Imagine Watford festival to ice-skating have been delivered through the Big Events programme, encouraging the community to increase participation in sports and leisure activities - this has a positive impact on issues such as obesity, diabetes and heart disease.

4.7. Street Cleaning and Recycling

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

Street cleansing litter performance was good in quarter 4 whilst there is scope for improvement in tackling detritus (grit, mud, decaying leaves etc), graffiti and fly posting. There has been an increase in incidents of graffiti and flyposting with one tagger and flyposter being particularly troublesome. Action has been taken to address specific problem areas with the aim of improving performance going forward.

The last quarter's results for 2014/15 compared to the same time last year are as follows - low results are better:

- Levels of litter – 2.98% (improved from 5.06%)
- Levels of detritus – 8.74% (increased from 6.76%)
- Levels of graffiti – 4.17% (increased from 1.49%)
- Levels of fly posting – 1.79% (increased from 0.3%)

Recycling performance and residual waste collected has improved since 2013/14, (when it was 40.6%) to an overall result of 42.04%.

The services remain very important to local people and satisfaction with waste and recycling services remains high (over 90% of local people are satisfied with the service) and street cleansing satisfaction (which historically never scores as highly as waste for satisfaction across all authorities) is now over 70% (Watford Community Survey 2015).

5. Housing

5.1. H1: Plan Period and Housing Targets

The **Core Strategy** (adopted January 2013) 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

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.

H2a: Net additional dwellings – in previous years

Watford has delivered a total of 3,615 new homes between 2006/07 and 2014/15, an average of 402 per annum.

This total is well above the combined annual average required for the years 2006/07 to 2014/15 ($9 \times 260 = 2,340$), making 180 the revised annual rate necessary in order to achieve the minimum target of 6,500 by 2031 ($6,500 - 3,615 = 2,885/16 = 180$). If development continues in line with the projections calculated, we estimate that Watford will have achieved in excess of the minimum target by 2031.

H2b: Net additional dwellings – for the reporting year (the past year of 1 April 2014 to 31 March 2015) and net additional care home bedrooms

- **The net figure of 246 completions for 2014-15 is slightly less** than the annual target of an average 260 homes but more than compensated for by delivery in previous years. It is also more than the revised annual rate of 184 which was required last year to remain on target for 6,500 additional dwellings by 2031.

27% (66 units) of the total completions was on housing sites allocated in the Watford District Plan 2000, with the majority of the completions from windfall sites, as can be

seen in more detail in Table 5-2. Most allocated housing sites came forward for development in earlier years and a summary of all the Housing Sites allocated in the WDP 2000 and their current status is provided in Appendix 6. Further site allocations are being considered within the Local Plan Part 2 process.

A small number of housing completions, 11 homes over 3 sites, resulted from permitted development termed as prior approvals¹, equating to 4.5% of the total net completions. These prior approvals were changes of use from offices. A larger impact of the revised permitted development rights is expected in later years (see H2c).

Taking into account the 246 net housing completions to 2014-15, Watford's dwelling stock is currently estimated to be 39,010 (to nearest 10) as at the 31 March 2015.

- Government guidance states that 'Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement'. Separate from the 246 net housing completions completed this year, there were **6 extra care home bedrooms completed during 2014/15** – a 38 bedroom care home was demolished and a new 44 ensuite bedroom care home was erected as a replacement. Prior to this year, there were 210 additional care home bedrooms completed since 2006.

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 2015/16 to 2030/31.

All known prior approvals for residential development not yet implemented in Watford are included in the housing trajectory and currently amount to 175 homes, 4.2% of the total housing commitments of 4,141 units at 31 March 2015.

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

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

Also provided separately in Appendix 5 is a list of the outstanding allocated sites without planning permission as at 31 March 2015, which shows the estimated

¹ From 30 May 2013, the Town and Country Planning (General Permitted Development) Order 1995 was amended to allow greater flexibility under permitted development for the change of use of commercial premises, subject to a notification procedure with the local planning authority, termed as prior approvals.

likelihood of whether development will proceed and when figures for these sites are included in the projections.

Planning applications will be considered and determined having regard to the NPPF, Development Plan policies and other material considerations. Further sites for housing and other uses have been assessed and published for consultation as part of the Site Allocations process, contained within the Local Plan Part 2.

Table 5-1: H2: Net Housing Completions and Projected Completions @ 31/3/15

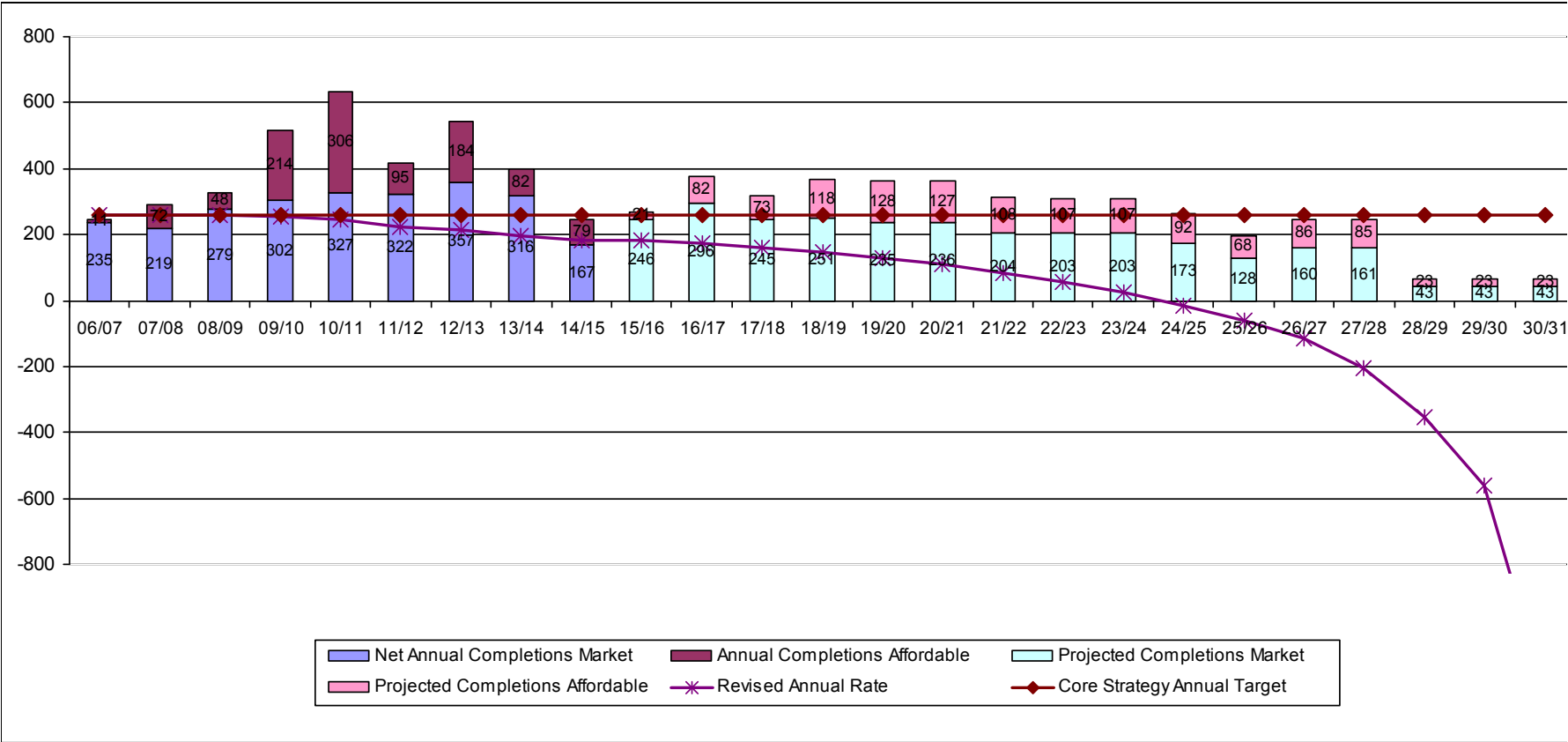
Year	Net Annual Completions Market	Annual Completions Affordable	Projected Completions Market	Projected Completions Affordable	Revised Annual Rate	Core Strategy Annual Target	Cumulative Totals	Net Annual Completions Totals	Projected Annual Completions Totals
06/07	235	11			260	260	246	246	
07/08	219	72			261	260	537	291	
08/09	279	48			259	260	864	327	
09/10	302	214			256	260	1380	516	
10/11	327	306			244	260	2013	633	
11/12	322	95			224	260	2430	417	
12/13	357	184			214	260	2971	541	
13/14	316	82			196	260	3369	398	
14/15	167	79			184	260	3615	246	
15/16			246	21	180	260	3882		267
16/17			296	82	175	260	4260		378
17/18			245	73	160	260	4578		318
18/19			251	118	148	260	4947		369
19/20			235	128	129	260	5310		363
20/21			236	127	108	260	5673		363
21/22			204	108	83	260	5985		312
22/23			203	107	57	260	6295		310
23/24			203	107	26	260	6605		310
24/25			173	92	-15	260	6870		265
25/26			128	68	-62	260	7066		196
26/27			160	86	-113	260	7312		246
27/28			161	85	-203	260	7558		246
28/29			43	23	-353	260	7624		66
29/30			43	23	-562	260	7690		66
30/31			43	23	-1190	260	7756		66
	2524	1091	2870	1271		6500		3615	4141
				Target		6500			
				Less cumulative total to 2031		7756			
				Excess over plan period		1256			

Source: Compiled by Planning Policy, WBC

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

(Affordable totals delivered including housing completions and acquisitions were 224 for 2009/10 and 356 for 2010/11)

Figure 5-1: H2: Housing Trajectory 2015



Source: Compiled by Planning Policy, WBC

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

(Affordable totals delivered including housing completions and 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 3,615 units between 2006/07 and 2014/15, this equates to 2,885 units remaining to be achieved and a residual annual rate requirement or 'managed delivery target' of 180 dwellings for the remaining period ($6,500 - 3,615 = 2,885/16 = 180$) in order to achieve the minimum target of 6,500 by 2031.

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

5.3. H3: Five Year Housing Land Supply Assessment

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

- The **Core Strategy** covers the period 2006-07 to 2030-31, where we are seeking 6,500 dwellings over 25 years.
- Taking into account the total completions of 3,615 units between 2006/07 and 2014/15, this equates to 2,885 units remaining to be achieved and a residual annual requirement of 180 dwellings for the remaining period ($6,500 - 3,615 = 2,885/16 = 180$). This corresponds to a five year housing requirement of 900 (y) dwellings ($180 * 5 = 900$).
- The number of projected completions between 2016/17-2020/21 has been identified as 1,791 (x).
- **The five year housing land supply is calculated as $(x/y) * 100$. Watford's 5 year land supply is $(1,791/900) * 100 = 199.0\%$, which is above the National Planning Policy Framework requirement of 105%.**

We also have a sufficient supply to cover the annual average target of 260 homes ($260 * 5 = 1300$) for more than five years.

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 2015 to 31 March 2016.

The larger sites (10 units and over) are detailed individually in the five year assessment listing (prior approvals can be located by searching for application references ending in PD), and summary totals are provided for the smaller sites (under 10 units) in order to reduce the volume of paperwork.

A summary of the five year assessment listing is available at Appendix 7 and is also available separately to download from our website.

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

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

Table 5-2: H4: Total Net Housing Completions by Allocated Housing Site or Windfall Type 2001-15

Year	No. of Allocated Housing Site Units Completed	Allocated Housing Site Units as % of Total Net Completions	No. of Large Windfall Site Units Completed	Large Windfall Site Units as % of Total Net Completions	No. of Small Windfall Site Units Completed	Small Windfall Site Units as % of Total Net Completions	Total Net Housing Completions	Total Windfall Site Units (large & small)	Total Windfall Site Units as % of Total Net Completions
2001/02	12	19%	19	31%	31	50%	62	50	81%
2002/03	93	56%	30	18%	42	25%	165	72	44%
2003/04	195	82%	12	5%	31	13%	238	43	18%
2004/05	89	25%	216	61%	51	14%	356	267	75%
2005/06	189	32%	300	51%	96	16%	585	396	68%
2006/07	72	29%	123	50%	51	21%	246	174	71%
2007/08	88	30%	118	41%	85	29%	291	203	70%
2008/09	8	2%	243	74%	76	23%	327	319	98%
2009/10	0	0%	452	88%	64	12%	516	516	100%
2010/11	0	0%	577	91%	56	9%	633	633	100%
2011/12	28	7%	292	70%	97	23%	417	389	93%
2012/13	162	30%	316	58%	63	12%	541	379	70%
2013/14	46	12%	266	67%	86	22%	398	352	88%
2014/15	66	27%	79	32%	101	41%	246	180	73%
Totals	1048	21%	3043	61%	930	19%	5021	3973	79%
Avg.p.a.	75	21%	217	61%	66	19%	359	284	79%

Source: Compiled by Planning Policy, WBC

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

A conservative allowance has been made within the housing trajectory from year 6 onwards of 66 units per annum in respect of windfalls. This allowance is calculated from the average windfall delivery rate for the period 2001-2015 on 'small' sites only ($930/14 = 66$). Although Watford does have a history of large windfall sites, we are not relying on past figures in this respect as this number of 'large' sites may not be repeated. We have also chosen not to include any windfall allowance in years 1 to 5 of the trajectory, to ensure that there is no double counting of sites with planning permission.

Slippage

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

longer than currently scheduled; not all planning permissions are implemented and new developments may come forward. Factors such as these are outside local authority control, as are downturns in the housing market.

The estimated figure contained in our 2014 trajectory for net completions during 2014-15 was 232 units, whereas the actual net completions figure was 246 units. The main difference in the amount of actual and anticipated completions results from the large development at Blackwell House, Aldenham Road, where all of the 50 units were completed during this monitoring year rather than the 22 which we estimated; there were other smaller developments which were estimated to complete by the end of March 2015 that are still under construction and others that were not expected to be fully completed during 2014/15 that have completed earlier.

Furthermore, there were three developments which resulted in a total of 11 flats completed during 2014/15 which did not form part of the 2014 trajectory; the applications were received during 2014/15 and were proposals under the permitted development rights as set out by the Town and Country Planning Order (General Permitted Development) (Amendment) (England) Order 2013); the council having determined that prior approval was not required, these flats were constructed during the same monitoring year.

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

In 2014/15, there were 271 gross dwellings completed in total during the year, of which 90.80% (246 units) were on previously developed land.

As can be seen in the table below, the percentage of housing completions on previously developed land remains well above our target of 80%.

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

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

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

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

Source: Compiled by Planning Policy, WBC.

N.B. PDL definition amended 9/6/10 to exclude private residential gardens and applied to results from 2010/11. The revised definition is required to be applied to all completions to assist in measuring subsequent results as consistently as possible, even though the data will include completions that were granted under the previous definition, and this obviously affects any comparisons made between results prior to and after this date.

5.6. H6: Net additional pitches (Traveller provision)

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 of the town. There are no transit sites in Watford.

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

- There have been no additional pitches delivered.

The Department for Communities and Local Government collect and publish data from local authorities who carry out the count of caravans on traveller sites twice a year, in January and July; data recorded in January 2015 was published in June 2015. This showed the last five counts since January 2013 which all recorded:

- No unauthorised encampments.

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

5.7. H7: Affordable housing completions and housing mix

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

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

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

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

There were 79 affordable dwelling completions in total during 2014-15, with the mix made up of 12 (15%) social rented dwellings, 48 (61%) affordable rented dwellings and 19 (24%) intermediate (e.g. shared ownership), a mix more in line with our policy aim.

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) 2008 that were commissioned in partnership with neighbouring local authorities. A new Strategic Housing Market Assessment and Functional Area Market Assessment have been recently been commissioned for South West Hertfordshire in order to provide updated evidence.

5.8. H8: Percentage of affordable homes on qualifying sites

At least the minimum requirement of affordable homes has been provided on all applicable sites and more in some cases during 2014/15, complying with our policy and increasing the stock of affordable homes.

The 79 affordable completions in 2014/15 formed part of developments, where the number of affordable homes achieved varied between 30% and 100% of the total residential units on each site. Blackwell House, Aldenham Road site conformed with the policy that applied at the time of approval which was 30% affordable housing (15 affordable units), rather than the 35% affordable housing presently required; this site also provided 7 additional affordable units, representing the 35% affordable housing due on the 'Rounton', Nascot Wood Road site. Two sites completing this year, at 23-25 Upton Road (29 homes) and 24-28 St Albans Road (28 homes), achieved 100% affordable housing.

Table 5-5: H8: Number of affordable homes provided 2014/15 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 2014/15
11/00707/REM - Reserved matters re. 09/00905/OUTM	Blackwell House, Aldenham Road, adj. 28-34 the Larches	(15 – 30% of total 50 units) - extra 7 affordable homes provided re. Rounton, Nascot Wood Rd (35% of total 20 units), making 22 in total	22
12/01006/FULM	23-25 Upton Road, Watford, WD18 0JL	29 – 100% of total 29 units	29
13/00069/FULM	24-28 St Albans Road	28 – 100% of total 28 units	28
		Total	79 homes

Source: Watford Borough Council

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

Since 2006/07, the start of Watford's Local Plan Part 1 – Core Strategy 2006–31, there has been 1,151 affordable homes completed, an average of 128 affordable homes per annum.

Table 5-6: Affordable homes provided 2006/07 to 2014/15

	Affordable Homes provided	Net Housing Completions (includes market and affordable)	Affordable Homes provided as average % of Net Housing Completions
2006-07	11	246	4.5%
2007-08	72	291	24.7%
2008-09	48	327	14.7%
2009-10	224	516	43.4%
2010-11	356	633	56.2%
2011-12	95	417	22.8%
2012-13	184	541	34.0%
2013-14	82	398	20.6%
2014-15	79	246	32.1%

Source: Watford Borough Council, Planning Policy

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

5.9. H9: Affordable Housing Commitments

In addition to 422 affordable homes proposed with planning permission there are also currently another 849 affordable homes anticipated to come forward (as at 31 March 2015). The bulk of these (525 units) form part of the identified development scheme at Watford Junction. This makes a current total of 1,271 affordable homes anticipated to come forward over the period 2014/15 to 2030/31, around 28% of the estimated total 4,441 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 2014/15 by size

More dwellings built during 2014/15 were two bedrooms (47.6%) as opposed to one bedroom (38.7%), in contrast to last year.

Less three bedroom properties have been built this year, decreasing to 8.1%, and overall the percentage of larger dwellings with three bedrooms or more has reduced to 13.6%, almost half the proportion of 26.9% of two years ago.

Table 5-7: H10: Gross Housing Completions 2006/07 to 2014/15 by size

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

Source: Watford Borough Council, Planning Policy

5.11. H11: Gross Housing Completions 2006/07 to 2014/15 by size and type

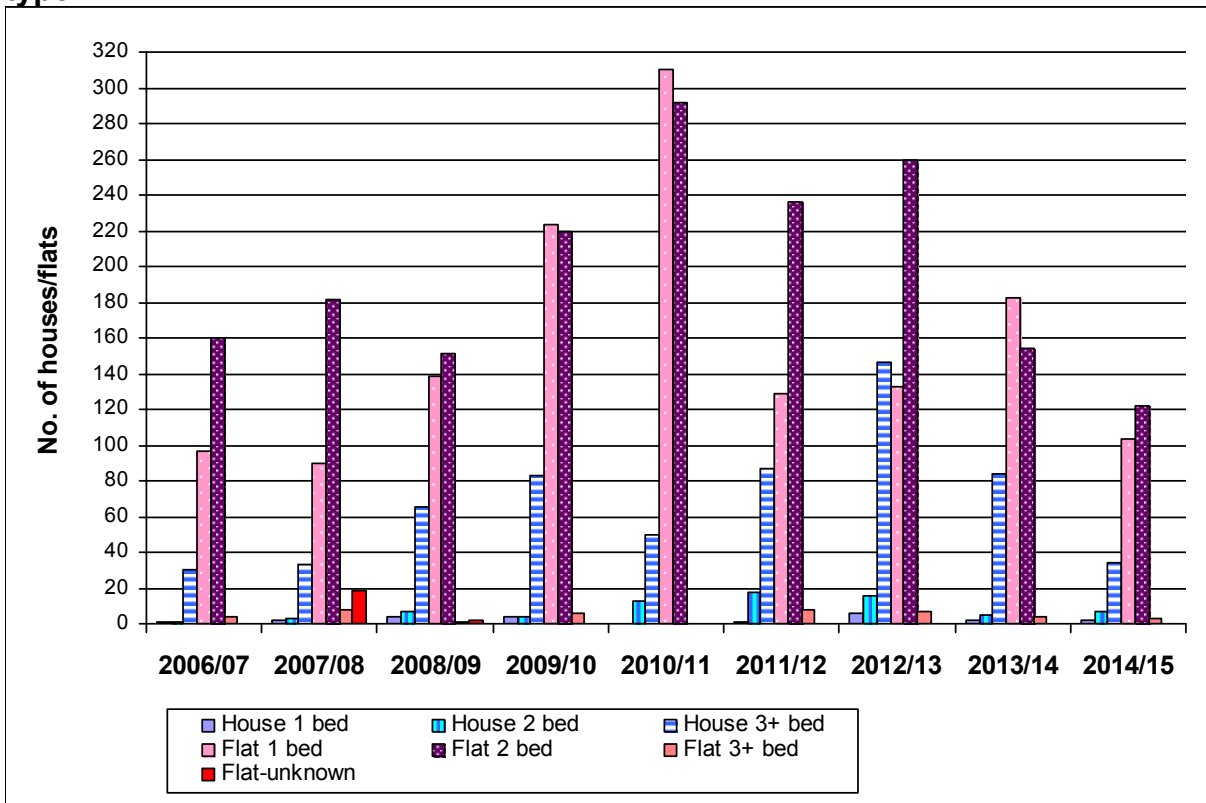
The proportion of flats that have been built in 2014/15 has increased to 84.1% in 2014/15, the highest it has been since 2010/11 when they represented 91% of total housing completions, the flat building peak for the period 2001/02 to 2014/15.

The proportion of houses built this year is almost half that of two years ago - 29% in 2012/13, having decreased to 15.9%.

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%.

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

Figure 5-2: H11: Gross Housing Completions 2006/07 to 2014/15 by size and type



Source: Watford Borough Council, Planning Policy

Table 5-8: H11: Gross Housing Completions 2006/07 to 2014/15 by type

	Bungalow	Flat	House	Total Gross Housing Completions
2006/07	1	261	31	293
	0.0%	89.1%	10.6%	
2007/08	2	298	36	336
	1.0%	88.7%	10.7%	
2008/09	1	293	75	369
	0.0%	79.4%	20.3%	
2009/10	1	449	90	540
	0.0%	83.1%	16.7%	
2010/11	1	602	62	665
	0.0%	90.5%	9.3%	
2011/12	4	373	102	479
	1.0%	77.9%	21.3%	
2012/13	0	404	164	568
	0.0%	71.1%	28.9%	
2013/14	2	340	89	431
	0.5%	78.9%	20.6%	
2014/15	0	228	43	271
	0.0%	84.1%	15.9%	

Source: Watford Borough Council, Planning Policy

5.12. H12: Housing density

As can be seen from Table 5-9, the average density for 2014/15 has increased to 101 dwellings per hectare (dpha) and is almost double the density of last year (53 dpha); the percentage of dwellings that are at a density greater than 50 dpha has also increased to 84%, reflecting the high percentage of flats completed this year.

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

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

Source: Compiled by Planning Policy, WBC and Information Management Unit, HCC

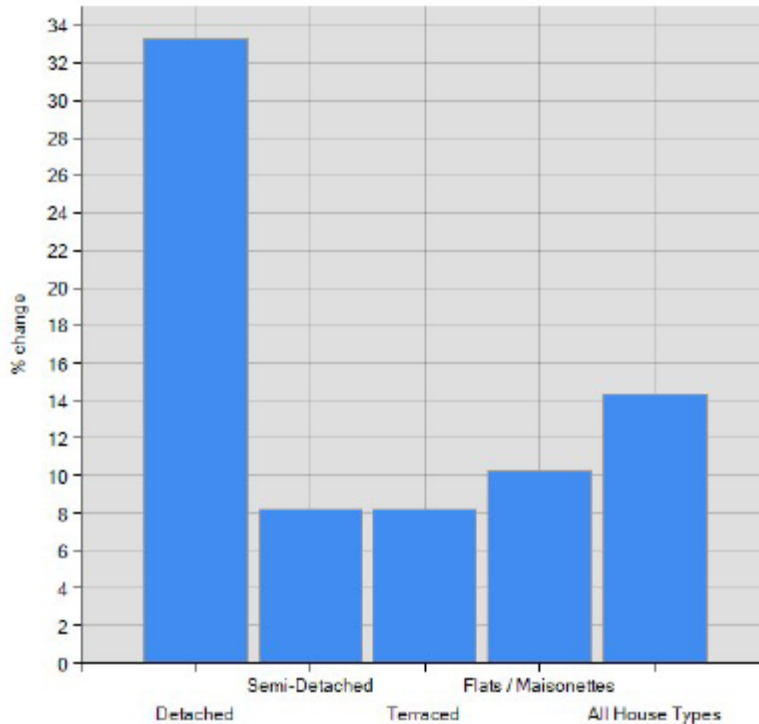
N.B. Please note these figures relate to new-build dwellings completed and exclude conversions for the purposes of density calculations. Percentages may not sum 100% due to rounding. Dpha = dwellings per hectare

The NPPF indicates that it is for local authorities and communities to decide for themselves the best locations and types of development in their areas. Policy HS2 in the Core Strategy deals with housing mix including density. Densities will vary according to the accessibility of locations, with the highest densities around the town centre and key strategic sites. Housing development will be required to make efficient use of land but in all areas the appropriate density for development will be informed by the Residential Design Guide (character area map) and the Watford Character of the Area Study, keeping with the character of the area appraisals and supporting the development of sustainable, balanced communities.

5.13. H13: Average house prices in Watford

The percentage change in house prices over the year to Quarter 1 of 2015 for all house types in Watford was an increase of around 14% (from £278,700 to £318,700), a more substantial increase than the 1% between Q1 of 2013 and Q1 of 2014.

This house price movement, together with that for each house type can be seen in the following diagram; detached properties show a larger 33% increase - please note that prices quoted are the average for the number of sales during a particular quarter and are not necessarily representative of the price one would expect to pay for a particular house in Watford.

Figure 5-3: House price movement in Watford - % change over year to 1st quarter 2015

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

Table 5-10: H13: Average house prices in Watford, quarterly 2009-2015

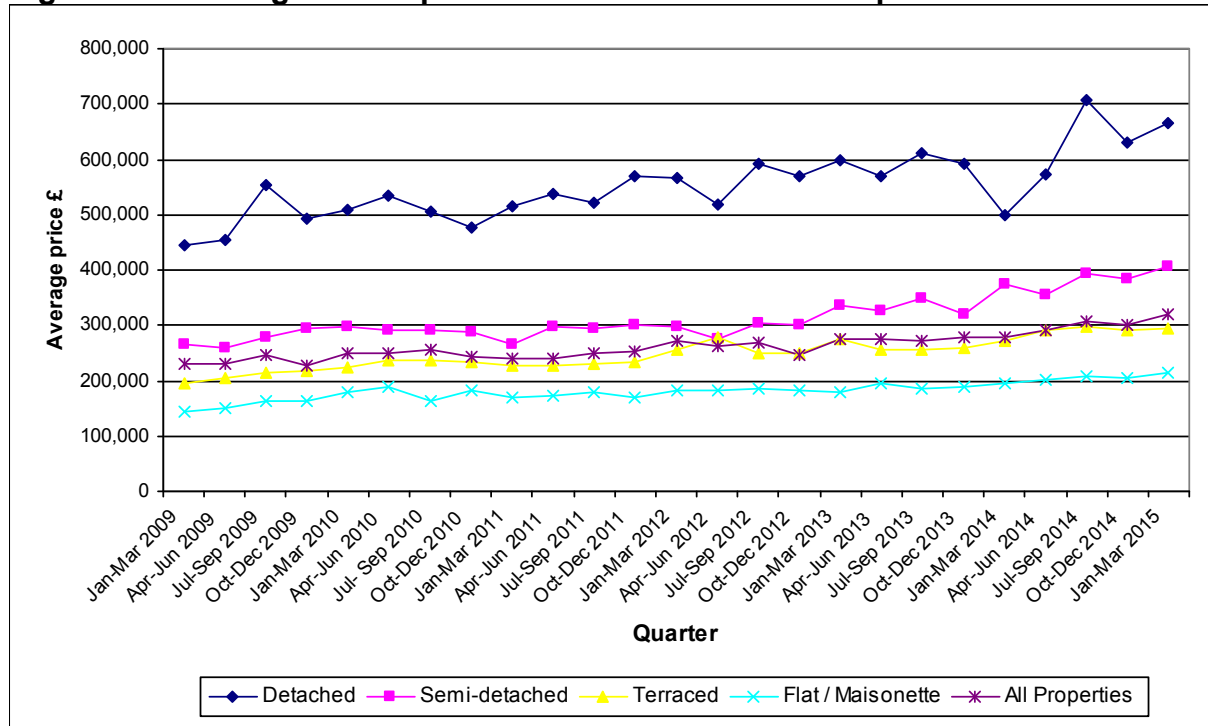
Quarter	Detached	Semi-detached	Terraced	Flat / Maisonette	All Properties
Jan-Mar 2009	444,400	267,200	196,700	145,000	230,300
Apr-Jun 2009	453,200	258,900	206,100	151,100	228,900
Jul-Sep 2009	553,400	277,600	215,000	163,600	247,100
Oct-Dec 2009	492,000	294,000	216,800	162,000	228,200
Jan-Mar 2010	510,000	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	301,500	251,100	182,500	247,900
Jan-Mar 2013	597,600	334,600	275,200	180,200	275,500
Apr-Jun 2013	568,600	325,600	255,500	194,200	275,000
Jul-Sep 2013	612,000	349,700	257,300	184,800	273,600
Oct-Dec 2013	593,200	321,200	260,700	188,300	278,100
Jan-Mar 2014	498,800	376,000	271,200	194,100	278,700
Apr-Jun 2014	572,100	355,400	291,300	201,500	291,400
Jul-Sep 2014	708,500	392,900	296,700	207,900	308,500
Oct-Dec 2014	629,900	384,600	291,000	205,900	301,200
Jan-Mar 2015	664,600	406,600	293,400	214,000	318,700

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

N.B. Prices quoted are for sales during a particular quarter and are not necessarily representative of the price one would expect to pay for a particular house in Watford; 2014-15 data is provisional.

For comparison, at the 1st quarter 2015, the average price in Hertfordshire in respect of all house types was £376,000, more than Watford although Hertfordshire’s annual percentage increase was less at 10.3%. The average prices for all types of property were higher in Hertfordshire than Watford e.g. the average price of a detached property in Hertfordshire was 687,000, a semi-detached property was £416,200 and a flat, £215,800.

Figure 5-4: Average house prices in Watford 2009 to 1st quarter 2015

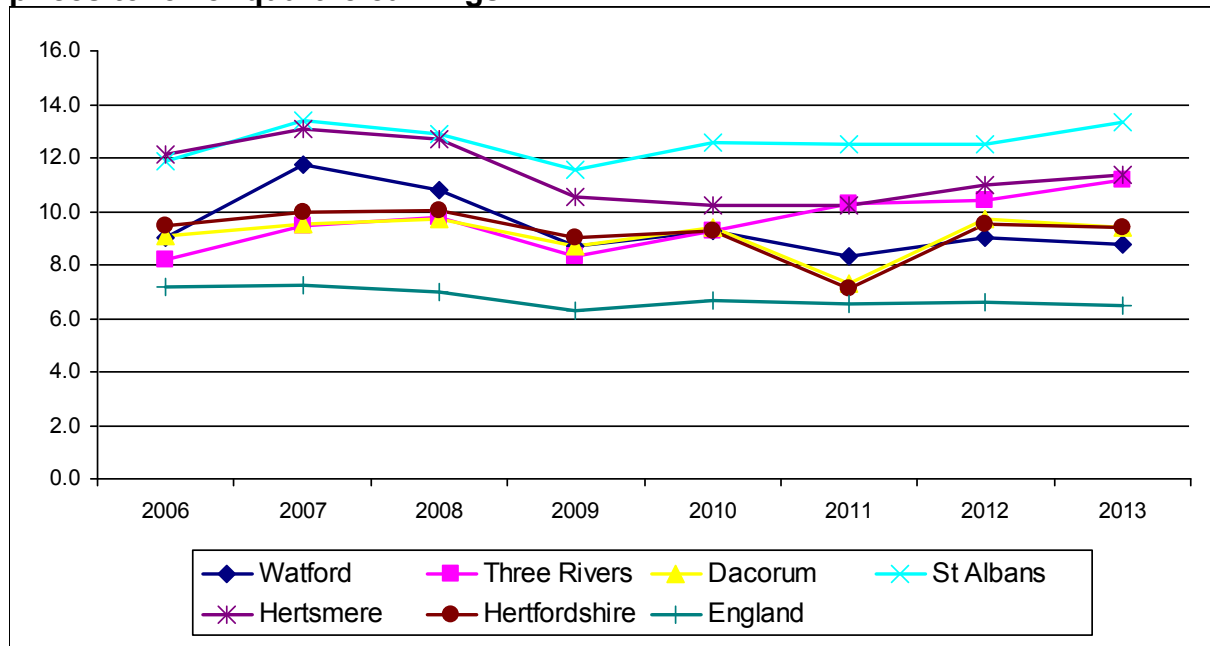


Source: Land Registry house price data via HCC. Average prices rounded to nearest 100
 N.B. Prices quoted are for sales during a particular quarter and are not necessarily representative of the price one would expect to pay for a particular house in Watford; 2014-15 data is provisional.

5.14. H14: House purchase affordability

The ratio of lower quartile house prices to lower quartile earnings for Watford during the period since 2006 was at its highest in 2007, decreasing over the next few years in the recession along with house prices, in a similar pattern to a lot of the country. The ratio is on the increase again, showing that purchasers in Watford need almost nine times their annual salary in order to buy a home, with a ratio of 8.8. Watford is more affordable than its surrounding neighbours and the Hertfordshire average of 9.4 (but higher than the national average of 6.5).

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



Source: Base data extracted Oct 2015 from Communities and Local Government.
 N.B. This is the ratio of the lowest (25th) percentile of house prices in the area to the lowest (25th) percentile of earnings in the area. The 25th percentile is the value quarter of the way through the range when ordered from lowest to highest. The lower the ratio, the more affordable the housing relative to earnings.

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 2013 which enables people to buy a home priced up to £600,000 with a deposit of as little as 5%; the government states that the two elements of Help to Buy have supported 83,000 people across the UK buy their own home (March 2015).

In the period between 1 April 2013 and 30 June 2015 there were 71 purchases made in Watford using the Help to Buy Equity Loan scheme, of which 63 were first-time buyers – the government lends up to 20% of the value of a new build home.

Figures released for the period October 2013 to March 2015 in respect of the Mortgage Guarantee part of the Help to Buy scheme (which will run until 2016 and enables lenders to offer homebuyers 80% to 95% mortgages for both new build and existing housing) show there have been 58 loans completed in Watford.

A new product to help people saving for their first home, the Help to Buy ISA is due to be released in the autumn of 2015 (see www.gov.uk, for more details).

Within Watford, the 2011 census showed that the private rented sector increased from 9.8% of households in 2001 to 20.1%, an increase of 10.3%, at the expense of households in owner – occupied accommodation, which decreased from 72.2% in 2001 to 61.6% in 2011, either owned outright (26.1% decreased to 24.4%) or with a mortgage/loan (46.1% to 37.2%), an overall decrease of 10.6%.

The proportion of households living in social rented accommodation is unchanged at 16.3%, although rather than being largely rented from the council as in 2001, the majority are renting from Registered Social Landlords, such as the Watford Community Housing Trust (WCHT).

6. Business Development and Employment

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

Employment type is defined by planning Use Class Orders:

B1 – Business, encompassing:

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

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

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

Totals for each year since 2006/07 with respect to indicators BD1 – BD4 are provided in Appendix 8. The data in Appendix 8 shows that there has been a net loss of 66,412 sq.m. of 'employment' floorspace in Watford since 2006, with the largest loss of over 26,000 sq.m. to office floorspace. Further changes to employment floorspace are 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' floorspace does not necessarily correlate to a loss of employment opportunity.

The Core Strategy (adopted January 2013) identifies strategic site locations as Special Policy Areas, some of which are for major regeneration schemes: 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. Any reference to employment areas in this report refers to those contained in the WDP 2000. The second consultation on Local Plan Part 2 ended on 4th February 2015; additional evidence is required to support the plan before submission for examination and further consultation will take place before the formal publication stage.

Economic growth is being encouraged and supported by the council. There is a new economic development strategy which will cover the period between 2015 and 2020; work started in November 2015 on a £150 million transformation of Charter Place, by Intu, to create extra retail and leisure space and a new IMAX cinema; preliminary works on the Croxley Rail link extending the Metropolitan line to Watford Junction Station have started and Watford Business Park is being regenerated. General

Watford Borough Council Monitoring Report 2015
updates on the progress of SPA2, SPA3 and SPA6 are provided under Local Indicator LT7 Development progress on major schemes.

At the end of October 2015, businesses voted to say yes to setting up a Business Improvement District (BID). A BID is a business-led partnership which enables coordinated investment in the management and marketing of a commercial area. It will be funded by a 1.25% levy charged to those businesses in the area covered by the BID that have a rateable value of over £10,000 and will deliver activities and initiatives that will enhance the look and feel of the town, to secure it's future, maintaining and improving the footfall, through increased marketing, promotion and events - especially while the Charter Place redevelopment works are underway.

Over the next few months, the Town Centre Partnership Board will be busy putting in place staff and the new company structure to ensure that everything is in readiness for 1 April 2016 to start to deliver against the Business Plan. It is set to deliver around £3 million of investment in a range of exciting town centre projects over the next five years and provide a coordinating voice to unite its businesses and communities.

6.1. BD1: Amount of employment floorspace completed in Watford and employment areas

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

Table 6-1 illustrates changes to employment floorspace (gross internal floorspace) completed within the borough during 2014/15.

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

BD1 (i)	B0	B1	B1a	B1b	B1c	B2	B8	Total
Gross gain sq.m.	0	0	596	0	0	0	715	1311
Loss sq.m.	0	38	10276	0	439	823	355	11931
Net sq.m.	0	-38	-9680	0	-439	-823	360	-10620

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

Any negative value is a loss.

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

There were minimal gains to employment floorspace in the B use classes during 2014/15. A net loss of 10,620 sq.m. of employment floorspace has occurred during the past year, with over 91% of the reduction in office space. The three largest losses to office floorspace were in employment areas and are detailed below under BD1 (ii); the remaining loss of office space was over a dozen smaller sites, primarily changing to residential use, which will result in some 74 homes; this includes a mixed use development at 36 Clarendon Road, (also in an employment area) where demolition has taken place; the proposals include 2,220 sq.m of brand new office floorspace on the frontage with 34 flats behind. The planning permission states that the office element will result in an increase in the quantity and quality of office floorspace on the site and will contribute towards providing new employment within the Borough. Although the residential element is not strictly in accordance with the land allocation, the scheme remains employment led and is considered to accord with the overall objectives of the Core Strategy.

Most of the office redevelopment overall had planning permission rather than taking place under the prior approvals procedure associated with permitted development rights, which only accounted for around 450 sq.m. loss of office floorspace.

However, a larger impact of the revised permitted development rights is expected in later years from the prior approvals not yet implemented (see BD3).

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

Employment Areas are where the council seeks to protect the land for employment use; these areas have been reviewed and changes to allocations or boundaries will be made within the Local Plan Part 2 process.

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

86.5% of net employment floorspace lost in Watford occurred in the employment areas, most of which was comprised of the three largest losses of office floorspace during 2014/15, as detailed below:

- 5,820 sq.m. of office floorspace lost was due to the change of use to a hotel at 65-67 Clarendon Road, which was considered justifiable in this central location, close to Watford Junction Station, as hotels play an important role in supporting business uses by providing accommodation for visiting staff and customers, and conference facilities
- 1,309 sq.m. at Imperial Way was a change of use to a gym (D2), where the offices had been vacant for over a year and a half and efforts to market it as offices had been unsuccessful
- a change of use to a centre for exercise therapy and rehabilitation services (for those with neurological conditions such as are caused by spinal or brain injuries) for 700 sq.m. of office space at Rhodes Way was permitted, as it provided a valuable health facility on a site which is believed to have stood empty for six years.

These exceptions to our policies designed to protect employment have been made where other material considerations outweigh the harm that may be caused by loss of employment floorspace; each application is considered on its merits.

In response to the higher employment projections and the preparation of up to date evidence on the need for employment space in future, we expect to seek additional office space to replace such losses and provide for expected increases in the demand for office space. This need is a material consideration in determining planning applications now, and is being addressed through policies and allocations in Local Plan Part 2.

Table 6-2: BD1 (ii): Amount of employment floorspace completed in employment areas in year, as % of total net sq.m completed in year in Watford

BD1 (ii)	B0	B1	B1a	B1b	B1c	B2	B8	Total
Total net sq.m. in LA	0	-38	-9680	0	-439	-823	360	-10620
Net sq.m. in emp.areas	0	-38	-8366	0	0	-823	40	-9187
% of Watford's net sq.m. in emp.areas	N/A	100.0%	86.4%	N/A	0.0%	100.0%	11.1%	86.5%

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

N.B. Any negative value is a net loss

6.2. BD2: Total amount of employment floorspace on PDL

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

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.in L.A.	0	0	596	0	0	0	715	1311
Gross gain sq.m. on PDL in L.A.	0	0	596	0	0	0	715	1311
% on PDL	N/A	N/A	100%	N/A	N/A	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 Local Plan period monitored since 2006/07.

6.3. BD3: Employment land available by type

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

Outstanding planning permissions and prior approvals which have not yet been implemented could result in a small net loss of about 1,100 sq.m. of B use class employment floorspace.

The proposed gross gain to employment floorspace for which planning permission has been granted, totals nearly 33,100 sq.m. Almost 70% of the total involves extensions to employment floorspace or brand new construction, a minority of which are replacement buildings, with the remaining 30% involving changes of use between the B classes.

Watford Health Campus includes approximately 12,200 sq.m. of mixed B use class floorspace, representing around 37% of the current proposed gross gain. The planning permission incorporating both outline and detailed elements for the mixed-use Watford Health Campus was issued by the council on the 6 January 2015, following completion of a S106 planning obligation. Also included is over 7,300 sq.m. of other employment generating floorspace.

Table 6-4: BD3: Employment floorspace available in Watford - with planning permission, not yet implemented

BD3	B0	B1	B1a	B1b	B1c	B2	B8	Total
Proposed gross gain sq.m.	0	2898	7019	2139	3677	4225	13125	33083
Proposed gross loss sq.m.	0	4105	17488	0	1650	1945	8998	34186
Proposed net gain or loss sq.m.	0	-1207	-10469	2139	2027	2280	4127	-1103

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

N.B. Any negative value is a net loss. Area figure of proposed gain to employment land in hectares is shown annually for the period 2006/07 to 2014/15 in Appendix 8. This does not necessarily equate to floorspace sq.m, which can be over a number of floors.

Just over half of the total proposed gross loss of almost 34,200 sq.m. is to office floorspace, nearly 17,500 sq.m. The majority of the proposed gross loss to office floorspace, 55% is due to the revised permitted development rights which came into effect in May 2013, termed as prior approvals, most of which are changes of use to residential.

With regard to the overall gross proposed loss to employment floorspace:

- 34% could result in almost 400 new dwellings. The sites providing the most residential units (none of which are in employment areas) are at Rembrandt House, Whippendell Road providing 107 homes (37 of which are affordable); 62 flats at 110 The Parade High Street (under a prior approval), and 56 flats at 52a-56 High Street, 45 of which are affordable.
- 43% of the gross proposed loss is due to changes within the B use classes, rather than an actual loss of employment floorspace.
- 13% is for the proposed Watford University Technical College.
- The remaining 10% is made up of changes of use to Use classes other than 'B' or demolition where the proposed use is not yet known.

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 ongoing Site Allocations process within the Local Plan Part 2.

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

BD4 - total gain in LA	A1	A2	B1a	D2	Totals
Gross gain sq.m. in LA	890	217	596	2863	4566
Loss sq.m. in LA	3191	919	10276	3260	17646
Net change sq.m. in LA	-2301	-702	-9680	-397	-13080
BD4 - gain in TC	A1	A2	B1a	D2	Totals
Gross gain sq.m. in TC	645	0	0	0	645
Loss sq.m. in TC	1649	0	515	0	2164
Net change sq.m. in TC	-1004	0	-515	0	-1519
% gained in TC of total gross gain to LA in each use class	72%	0%	0%	0%	14%

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

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

B1a total in LA is the same data included within Indicator BD1

There has been little new development in the town centre, mainly the relocation of the market to the rear of the ex-Clements/TJ Hughes building and there has been a net loss to retail within the town centre (most of which has changed to A3, restaurants and cafes). This makes up the largest part of the overall net loss to traditional town centre uses in the town centre. The majority of the small amount of office space lost in the town centre was with regard to permitted development for a change of use from office space on the upper floors to residential at 18-24 The Parade. The officer's report, in summary, states that prior approval is not required due to the sustainable location with a range of services and transport facilities close by, with no material change to traffic.

Within the borough as a whole, there were small gains to retail by changes of use e.g. from a car showroom and a tyre shop but an overall net loss; 40% of the total gross A1 loss changed to A3 restaurant uses, 14% has been changes within the above use classes A1/A2/B1a/D2, 25% to other business uses and 20% is changing to residential. There were a number of small gains to A2; the majority (56%) of the loss to A2 was a change of use to office floorspace, with the remainder changing to residential. The changes in office floorspace have already been expanded on under the BD1 (ii) indicator.

A major gain to D2 Assembly and Leisure has been the spectator stand with 2,600 seats erected at Vicarage Road Stadium, together with extra facilities at ground level; the greatest part of the loss to D2 was the demolition of the Bill Everett Centre, which is proposed to be a housing site by the draft Local Plan Part 2.

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

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

i) in employment areas = 7,905 sq.m./0.787 ha

The largest part of this loss (7,829 sq.m.) or 99% was from B1a Offices, as detailed under Indicator BD1 (ii) to a hotel, health and fitness premises and a centre for exercise therapy and rehabilitation; the remaining loss was from a workshop to a weight loss/wellbeing centre.

ii) in Local Authority Area =9,840 sq.m./ 1.08 ha

Almost all the total employment floorspace lost in Watford (9,343 sq.m. or 95%) has been to office space, with the largest developments in the employment areas, as above.

There has been a total of 1,834 sq.m employment floorspace lost to residential development, which is the majority of the remaining employment floorspace lost outside the employment areas resulting in 38 dwellings completed during 2014/15.

6.6. BD6: Total jobs recorded in Watford

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

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

2006	2007	2008	2009	2010	2011	2012	2013
60,000	59,000	58,000	72,000	73,000	74,000	76,000	82,000

Data Source: Crown Copyright. Office for National Statistics. August 2015.

We have strong reservations about the figures shown for total jobs in data from the Office of National statistics. It should be noted that the data between 2008 and 2009 shows a marked increase of 14,000 jobs but this data should be treated with caution – we believe the density and jobs figure have been overstated due to an anomaly in the reporting process, by an employment agency based in Watford reporting positions both within and outside Watford. However, we can be confident in that the more recent figures show an increasing trend in the number of jobs.

The Core Strategy jobs target was based on employment forecast data provided by the East of England Forecasting Model (EEFM) in 2009/10. In order to exclude the above anomaly, we will be using the total jobs figures, not including employment activities, from the EEFM Forecasting Model, to monitor progress of job growth, as endorsed by Nathaniel Lichfield and Partners, who undertook an Economic Growth & Delivery Assessment on our behalf late 2014.

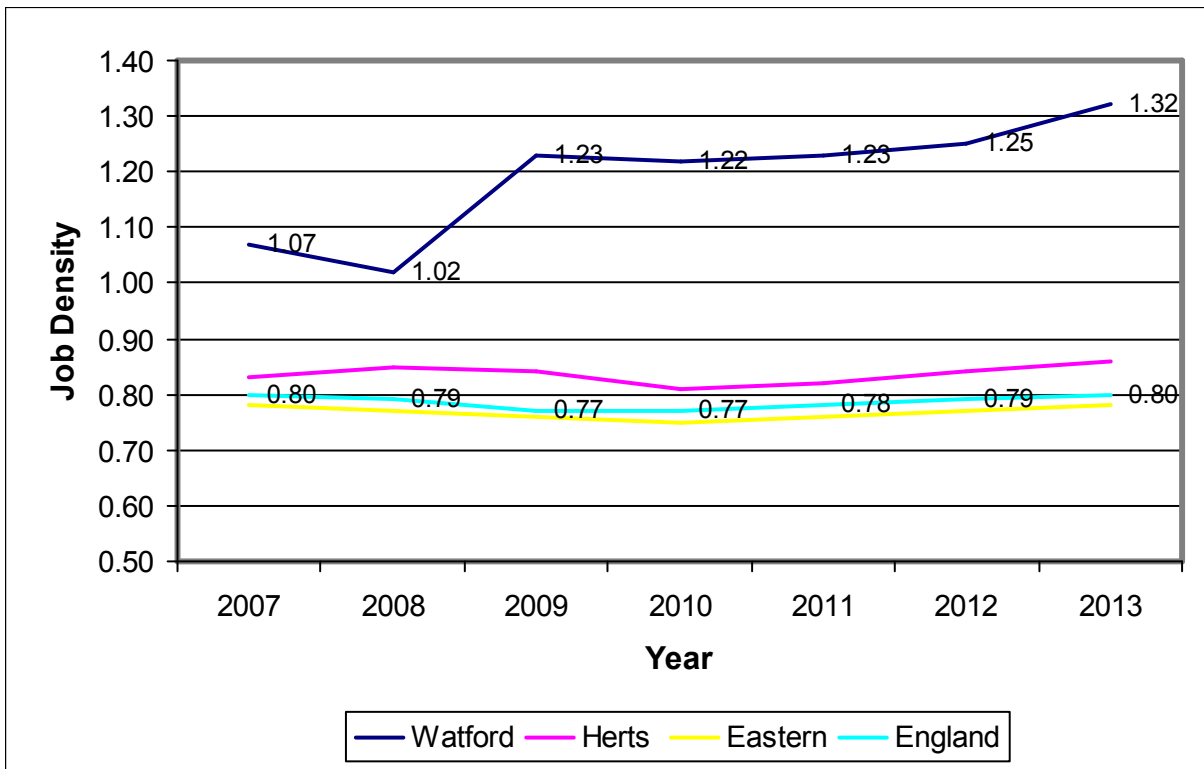
The latest published data from the EEFM, (dated 8 January 2015) with a 2014 baseline, suggest a scale of job growth in Watford of 10,200 from 2006 to 2015 (job growth has been calculated using the total jobs figure, less those that are designated employment activities, as explained in the previous paragraph); the EEFM projections imply total job growth of 18,100 for the period 2006 to 2031.

6.7. BD7: Job Density

For comparison with other areas, we need to look at job density which is the number of jobs per residents of working age 16-64. High job densities are where there is at least one job for every working-age resident, a ratio of 1.0 and Watford's total jobs equate to a high job density of 1.32. Historically, Watford has had a higher job density than the county, region and country, despite our reservations explained earlier about the total jobs figures quoted in recent years.

The recession saw Watford's job density decrease from 1.07 in 2007 to 1.02 jobs per working-age resident in 2008, and has since fluctuated around 1.23 until recent recordings showed 1.25 in 2012 and 1.32 in 2013. This is higher than all the districts in the county; Welwyn Hatfield, at 1.10, is the only other district that has a job density greater than 1. For comparison, Hertfordshire's job density is 0.86, the region's is 0.78 and England's is 0.80, and by these standards, it is indicated that Watford is a relatively healthy economy.

Figure 6-1: BD7: Jobs density 2007-2013 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. Aug 2015.

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

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

6.8. BD8: Number of Employee Jobs in Watford

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

The total for employee jobs in Watford in 2014 is 78,200, an increase of 13,000 jobs (almost 20%) since 2009; 58.1% of all employee jobs are based in Central ward, which is in and around the town centre.

Watford has the largest proportion of part-time employee jobs (38,900) recorded, as opposed to full-time jobs, compared with all the districts in Hertfordshire at 49.8%; for comparison, St. Albans has the next largest proportion that are part-time, with 39.4% and the Hertfordshire average is 34.6%.

The proportion of Watford's full-time employee jobs as compared to part-time jobs has reduced from 57.8% in 2009 to 50.2% in 2014. The largest drop by 4.3% was during 2009/10, declining more slowly during 2010/11 recovering slightly in 2011/12 and decreasing again over the last two years by a total of 3.7%. Business administration and support services is the group most affected by this change; in 2014, there is a much higher amount of part-time employees (22,900 or 87.4%) recorded in Business administration and support services compared with full-time (3,200 or 12.2%), whereas the split was 69% (12,200) part-time/31% (5,400) full-time in 2009. There are also more part-time workers than full-time workers in the groups Accommodation and food services and Education but to a far lesser extent.

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

6.9. BD9: Percentage of Employee Jobs by Industry Groups – Watford 2014

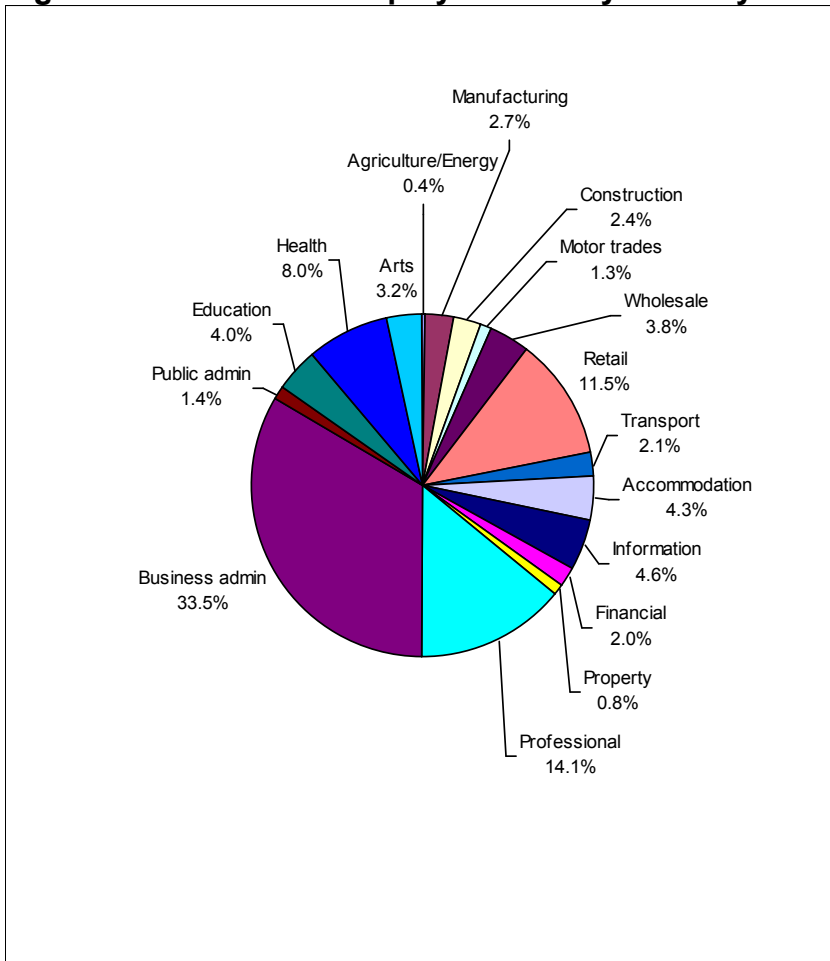
Business administration and support services is the largest group recorded with 26,200, 33.5% of all employee jobs, mainly in Central ward (24,300); this group also has grown the most (by 48%) since 2009, from 17,700 to 26,200.

The second largest industry group is Professional, (11,000 or 14.1% of all employee jobs) with the second largest growth (by 46.8%) up from 7,500 or 11.5% of all employee jobs in 2009; this group has also had substantial growth of numbers of full-time positions, by 3,000 (or 51%).

The third largest group is Retail (9,000 or 11.5%) which has slightly increased (by 5.4%) from 8,500 in 2009 but decreased as a proportion of all employee jobs, down from 13% in 2009. Retail is split almost 50/50 between full and part-time. Information and Communication, which although as a group is a relatively small portion of all employees at 4.6%, had the third largest growth proportionally (by 36%), around 1,000 employees.

The group with the highest drop in employee jobs since 2009 is Public Administration (currently 1,100 or 1.4% of all employee jobs) decreasing from 2,000 jobs in 2009 (by 43.7%), followed by Transport and Storage (including postal), which has decreased by about 800 (by 32.3%) to 1,700 or 2.1% of employee jobs.

Figure 6-2: BD9: % of Employee Jobs by Industry Groups – Watford 2014



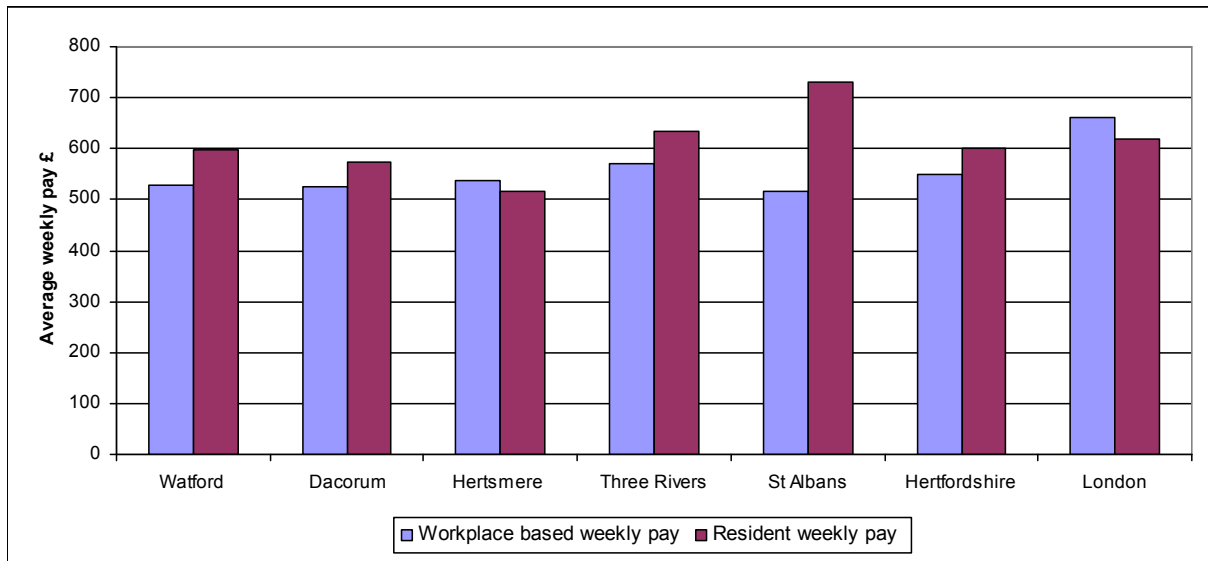
Data Source: Business Register and Employment Survey (2014) – ONS © Crown copyright reserved

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

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

Workplace earnings in Watford (£529.70) are lower than the earnings of Watford residents (£597.80), many of whom commute to higher paid areas such as London. A similar picture can be seen in neighbouring districts, apart from Hertsmere, which is the nearest to London of the districts illustrated and where workplace earnings are higher than those of residents, as in London itself.

Figure 6-3: Workplace based weekly pay/resident based weekly pay analysis



Source: ONS Annual Survey of hours and earnings – workplace/resident analysis, www.nomisweb.co.uk Jul 2015
 N.B. Median earnings in pounds

Average earnings for Watford residents have dropped in 2014, as in Hertfordshire and the Eastern region, although the average for England has increased slightly. The earnings of Watford residents remain higher than the county, regional and national average.

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

	Watford	Herts	East of England	England
2007	568.5	*	479.9	464.0
2008	583.9	569.4	499.0	484.5
2009	571.4	577.5	509.5	495.9
2010	587.8	596.0	523.3	506.0
2011	607.0	592.2	525.0	504.70
2012	639.3	598.4	531.4	513.2
2013	642.0	610.3	542.7	520.7
2014	597.8	601.2	539.1	523.6

Source: ONS Annual Survey of hours and earnings – resident analysis, www.nomisweb.co.uk Jul 2015

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

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

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

Average workplace earnings in Watford have also dropped in 2014 and are now lower than the county average; there have been slight increases in the county, regional and national average.

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

	Watford	Herts	East of England	England
2007	434.4	-	450.5	463.6
2008	514.6	517.5	469.1	483.9
2009	506.2	517.5	478.6	495.0
2010	516.8	538.2	488.7	504.5
2011	470.8	520.9	489.3	504.0
2012	536.2	539.2	495.2	512.6
2013	565.0	547.3	505.0	520.5
2014	529.7	548.7	505.8	523.3

Source: ONS Annual Survey of hours and earnings – workplace analysis, www.nomisweb.co.uk Jul 2015.

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

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

6.12. BD12: Count of active enterprises in Watford

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

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

2007	2008	2009	2010	2011	2012	2013
3,705	3,785	3,860	4,010	3,945	4,035	4,390

Source: ONS: Business demography dataset @ Sep 2015.

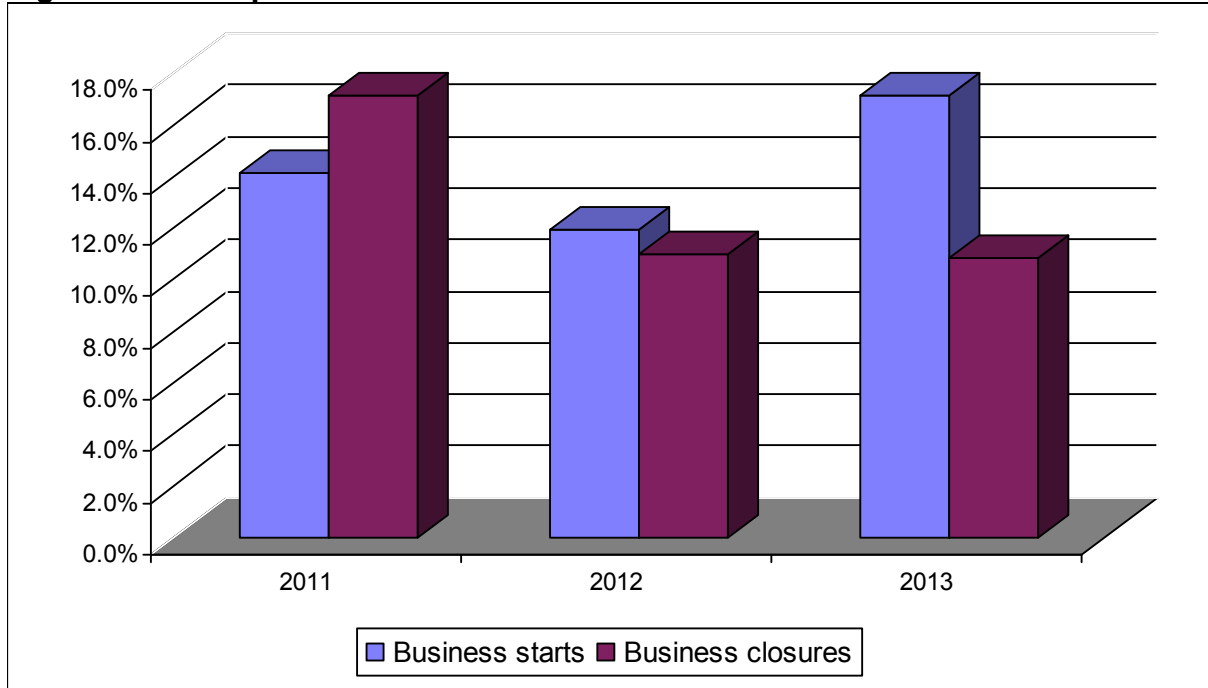
The count of active enterprises in Watford shows a mostly increasing trend, despite a slight drop in 2011, standing at the number of 4,390 in 2013. This equates to 709 active enterprises per 10,000 working age population (mid-2013), higher than the 2012 equivalent of 663 active enterprises per 10,000 working age population (mid-2012).

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

Business starts in Watford have increased significantly to 17.1% (750) of total active enterprises (4390) recorded (latest 2013 figures released), up from 11.9% the previous year. The number of business closures decreased slightly to 10.8% (475) of active enterprises.

This indicates greater confidence in and a healthier economy, which is reflected in figures for the county, the region and nationally, which all show an increased percentage of more business starts than closures. However, the high percentage of business starts in Watford indicates that business activity is particularly buoyant here; the decline of 2011 has been reversed, especially evident by the graph below.

Figure 6-4: Comparison of Watford's % of business starts and closures



Source: ONS: Source data from Business demography dataset @ Sep 2015 – chart compiled by WBC, Planning Policy.

Table 6-10: BD13: Comparison of % of business starts and closures 2011-13

Area	2011		2012		2013	
	Business starts	Business closures	Business starts	Business closures	Business starts	Business closures
Watford	14.1%	17.1%	11.9%	11.0%	17.1%	10.8%
Hertfordshire	10.8%	12.6%	11.3%	10.7%	14.1%	10.0%
East	9.7%	12.0%	10.6%	10.3%	13.3%	9.5%
England	10.4%	13.1%	11.6%	10.8%	14.4%	9.8%

Source: ONS: Source data from Business demography dataset @ Sep 2015 – percentages compiled by WBC, Planning Policy.

6.14. BD14: Claimant Count Comparison 2008-15

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 caused numbers of claimants to more than double between July 2008 and 2009, in all Hertfordshire districts.

Table 6-11: BD14: Claimant Count and change

Area	July 2009		July 2010		July 2011		July 2012		July 2013		July 2014		July 2015		2013/15 % decrease
	number	rate	number	rate	number	rate	number	rate	number	rate	number	rate	number	rate	
Hertfordshire	19,680	2.8	17,500	2.5	18,136	2.5	17,576	2.4	15,870	2.2	10,831	1.5	8,201	1.1	48.3%
Broxbourne	1,947	3.3	1,801	3.0	1,997	3.4	1,876	3.2	1,728	2.9	1,082	1.8	736	1.2	57.4%
Dacorum	2,853	3.1	2,324	2.5	2,527	2.7	2,194	2.3	1,971	2.1	1,420	1.5	1,135	1.2	42.4%
East Herts	1,978	2.2	1,534	1.7	1,688	1.9	1,665	1.9	1,466	1.6	963	1.1	667	0.7	54.5%
Hertsmere	1,741	2.8	1,648	2.6	1,584	2.5	1,496	2.4	1,337	2.1	963	1.5	775	1.2	42.0%
North Herts	2,288	2.9	1,954	2.4	1,915	2.4	1,938	2.4	1,741	2.2	1,196	1.5	937	1.2	46.2%
St Albans	1,728	2.0	1,567	1.8	1,492	1.7	1,557	1.8	1,333	1.5	914	1.0	622	0.7	53.3%
Stevenage	2,125	3.9	2,047	3.8	2,196	4.0	2,222	4.0	1,951	3.5	1,403	2.5	990	1.8	49.3%
Three Rivers	1,274	2.3	1,104	2.0	1,124	2.0	1,057	1.9	1,015	1.8	646	1.2	519	0.9	48.9%
Watford	1,795	3.1	1,685	2.8	1,773	2.9	1,816	3.0	1,681	2.7	1,103	1.8	919	1.5	45.3%
Welwyn Hatfield	1,951	2.7	1,836	2.5	1,840	2.5	1,755	2.4	1,647	2.2	1,141	1.5	901	1.2	45.3%

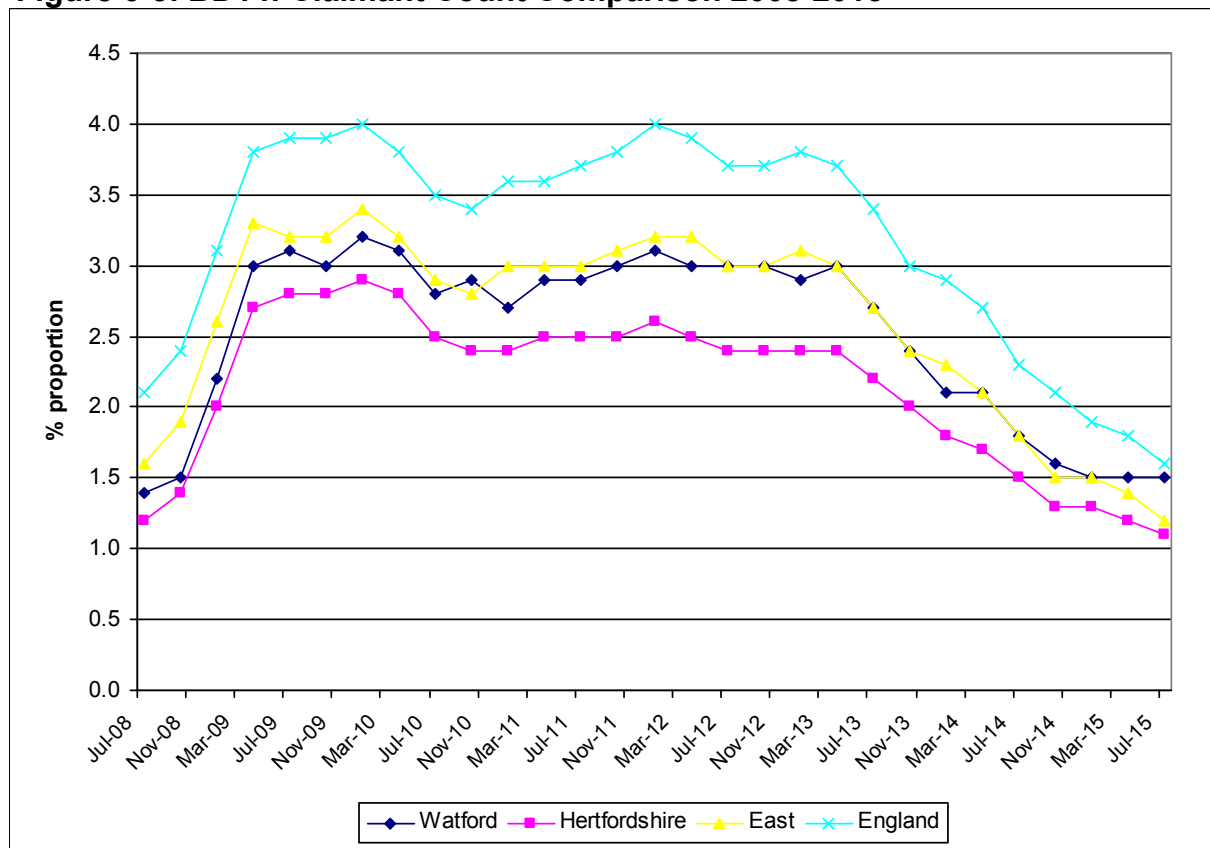
Data Source: Crown Copyright. Office for National Statistics via www.nomisweb.co.uk

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

N.B. Rates are a proportion (%) of resident population of the area aged 16-64.

Unemployment rates across most of the county have been steadily decreasing since 2011, dropping more markedly since 2013. Watford's claimant count has decreased by 45.3% between July 2013 and 2015 to 919, a proportion of 1.5%, the lowest it has been since pre-recession in 2008. However, Watford's claimant count rate of 1.5% is above the Hertfordshire average of 1.1% and only Stevenage's 1.8% is higher within the county.

Figure 6-5: BD14: Claimant Count Comparison 2008-2015



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

There is a less obvious downward trend in totals of long term claimants (claimants for more than one year). During June 2015, 23% of Hertfordshire claimants had been claiming for 12 months or more. Three Rivers had the least proportion of long term

claimants, at 18%, with Watford second at 19%, whilst Stevenage had the highest proportion at 32%.

Generally in Hertfordshire, claimants aged 55 and over are the most likely to be long term claimants (35% of the age group were long term claimants), while claimants aged 18 to 24 were least likely (11% of the age group were long term claimants). In Watford, long term claimants had decreased to a total of 170, less than half that of July 2013 (405) and down from 270 in July 2014; the proportion of these that were aged 55 and over was 29%, second to Three Rivers' 27%, with just 3% aged 18 to 24, the lowest in the county.

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

At the time of the 2011 Census, 8% of the resident population in Watford were school pupils or full-time students aged 16-74 years, up from 6% ten years ago. A skilled workforce supports the economic development and employment objectives in the Core Strategy.

2013/14 results are not comparable to earlier years due to changes in methodology. In the academic year 2013/14, 73.8% of pupils in Watford achieved 5 or more GCSEs graded A* to C, compared to the national average of 65.8%, and the regional average of 65.5%.

Table 6-12: BD15: GCSE and equivalent results at end of stage 4 by school location - percentage of pupils achieving 5+ A* - C for 2013/14 (revised)

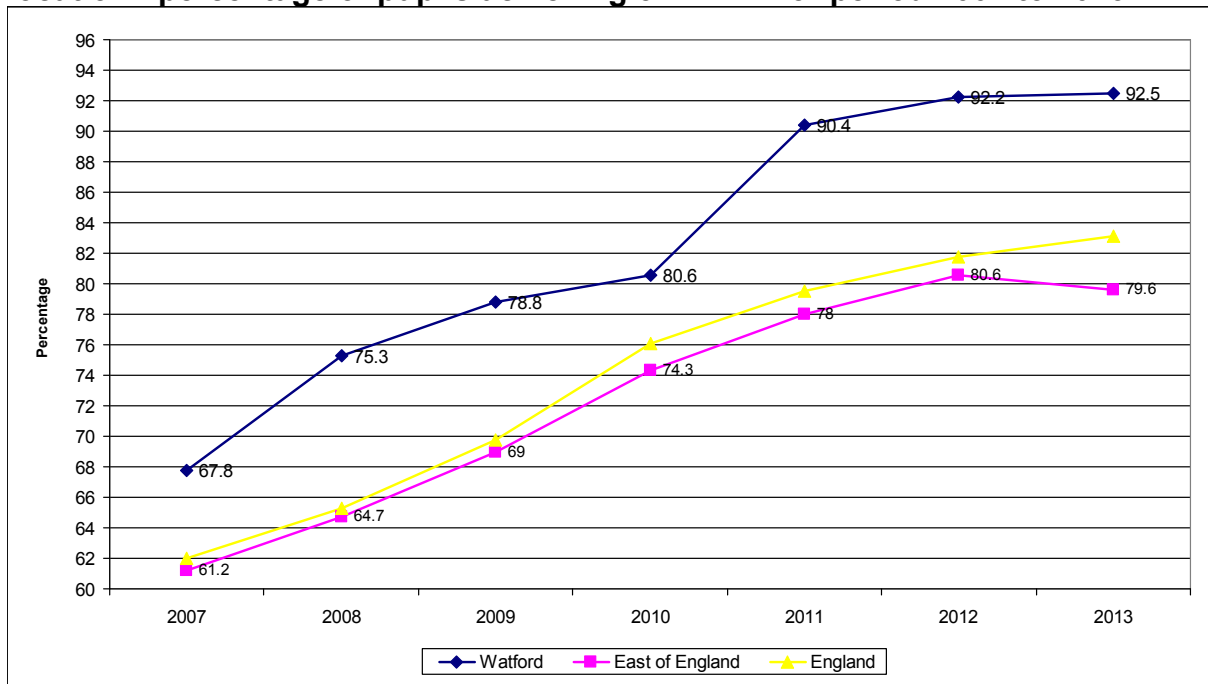
Local Authority	Number of pupils	5+ A*-C grades	5+ A*-C grades inc. English and mathematics GCSEs
Broxbourne	1,158	67.9	59.8
Dacorum	1,601	65.6	58.0
East Hertfordshire	1,961	80.9	73.3
Hertsmere	1,290	73.6	67.3
North Hertfordshire	1,136	75.7	68.5
St Albans	2,006	80.1	73.0
Stevenage	1,178	56.5	51.0
Three Rivers	998	84.1	79.9
Watford	790	73.8	69.1
Welwyn Hatfield	898	66.9	59.7
East	63,701	65.5	57.2
England	556,002	65.8	56.8

Data Source: Department for Education via www.gov.uk (published 2015).

N.B. This data covers pupils at the end of key stage 4 in the 2013/14 academic year in state-funded schools only. New methodology applied to 2013/14 data, which is not comparable to earlier years.

Below are the previous annual results, which show that there have been increasing trends generally across the country in GCSE attainment, with a higher percentage of pupils based in Watford schools achieving 5 or more GCSEs at grade A* to C, increasing by nearly 25 percentage points between 2007 and 2013.

Figure 6-6: BD15: GCSE and equivalent results at end of stage 4 by school location - percentage of pupils achieving 5+ A* - C for period 2007 to 2013



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

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

6.16. BD16: Qualifications of working age population

There has been a mostly increasing trend in Watford over the last few years in qualifications held although there have been slight decreases during 2013 and 2014. Overall, since 2007, the percentages of Watford’s working age resident population with qualifications held in NVQ 1 to 4 have risen between 7% and 10.5%, the greatest increase being in degree level qualifications (NVQ4+). There is a small proportion of 5.9% with no qualifications.

However, over the past year, the percentage of Watford residents with degree level qualifications has decreased by nearly 6% from 48.1% to 42.2%, and is now less than the Hertfordshire average of 43.5% and neighbouring local authorities of Dacorum (44.8%), Three Rivers (48.8%) and St Albans (58.8%); Hertsmere is lower at 37.9%.

Table 6-13: BD16: Qualifications of working age resident population (age 16-64)

Watford	Jan-Dec 2007	Jan-Dec 2008	Jan-Dec 2009	Jan-Dec 2010	Jan-Dec 2011	Jan-Dec 2012	Jan-Dec 2013	Jan-Dec 2014	% change 2007-14
% with NVQ4+	31.7	25.9	29.7	31.5	35.8	43.7	48.1	42.2	10.5
% with NVQ3+	53.4	44.9	49.6	48.1	50.4	63.5	59.8	60.9	7.5
% with NVQ2+	68.8	58.7	66.0	66.9	71.9	81.0	77.4	75.8	7.0
% with NVQ1+	79.1	70.5	77.7	76.7	85.2	93.0	88.2	88.5	9.4
% with other qualifications	11.3	17.6	15.6	15.3	6.4	4.2	7.3	5.5	-5.8
% with no qualifications	9.7	11.9	6.8	8.1	8.4	2.8	4.5	5.9	-3.8

Source: ONS Annual Population Surveys (Jan 2007-Dec 2014).

N.B. Data was reweighted March 2015 in line with the latest ONS estimates.

Definitions of qualification levels:

NVQ4 and above: e.g. HND, Degree and Higher Degree level qualifications or equivalent

NVQ3 and above: e.g. 2 or more ‘a’ levels, advanced GNVQ, NVQ3 or equivalent

NVQ2 and above: e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ2 or equivalent

NVQ1 and above: e.g. fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ1 or equivalent

Other Qualifications: includes foreign qualifications and some professional qualifications

No qualifications: no formal qualifications held (the sample size for Watford is too small to be considered reliable)

7. Sustainable Development

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

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

There is a proposed policy, SD9 Managing Flood Risk, in the Local Plan Part 2, to ensure that development is designed to minimise the risk of flooding and steered towards sites and areas with lower flood risk (whilst not increasing flooding elsewhere) which will replace the saved Watford District Plan policy, SE27 Flood Prevention.

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

- During 2014/15, the EA did not object to any planning applications in Watford on the grounds of water quality.
- There was one objection received on the grounds of flood risk relating to the application 14/00327/FULM, a restoration project in Cassiobury Park, where an unsatisfactory Flood Risk Assessment was initially submitted. The scheme was subsequently amended and received positive comments from the Environment Agency at a later stage.

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

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

During 2014/15, the figure provided by the Environment Agency (EA) for household water use in England was 139 l/h/d average per capita consumption (PPC). Wales does not come under the remit of the EA since 2013/14.

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

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

Watford Borough Council Monitoring Report 2015 reports that there is a margin of error (approx 10%) on the current data. This can give rise to fluctuation in the reported PCC data on an annual basis. As such any comparisons between years should recognise the margin of error in the data.

Taking this into account, the data provided by the Environment Agency still shows a mostly reducing trend since 2001 has been recorded for Watford and Hertfordshire.

However, Hertfordshire's Quality of Life Report states that, for Affinity Water's Central region, the unmetered per capita consumption has seen an increase since 2012, with a year on year (2013 to 2014) change of 3.8%.

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

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

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

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

There is a specific policy, SD11 Water Consumption, proposed in the Local Plan Part 2, that any development should be designed to protect water resources e.g. rain water harvesting, harvesting and recycling of grey water, using water efficient appliances, green roofs and walls, water efficient landscaping/irrigation and drought proof planting. 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.

7.3. S3: Renewable Energy

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

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

S3 (i) Renewable energy developments granted in 2014-15

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.

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 7-2: S3 (i): Renewable Energy Developments granted in 2014-15

Permission Reference	Granted Date	Address	Description	Renewable Energy Source	Capacity (kW) if known
Biomass Heating Totals:					
14/01475/FULM	08/01/2015	Land Adjacent To Wight House, Tolpits Lane, Watford	Erection of a mixed use, 2 storey Community Centre.		0
Renewable Power - other					
14/00531/FULM	05/06/2014	36 Clarendon Road, Watford, WD17 1HA	Demolition of existing buildings and redevelopment of the site to provide 2,220 sq.m of office (Class B1a) floorspace and 34 residential flats with associated surface car parking, cycle and bin storage and landscaping.	Air source heat pump	0
Solar Panel					
14/01421/FUL	20/11/2014	Land To Rear Of, Bushey And Oxhey Infants School, Aldenham Road, (R/O 63 Vale Road, Bushey), Watford, WD23 2QH	The construction of one detached residential development, part single storey part double storey, with access beside 63 Vale Road, Bushey.		0
14/00958/FUL	27/08/2014	29 Glen Way, Watford, WD17 3HL	Replacement dwelling		0

Watford Borough Council Monitoring Report 2015

Permission Reference	Granted Date	Address	Description	Renewable Energy Source	Capacity (kW) if known
Solar Power (PV)					
14/01475/FULM	08/01/2015	Land Adjacent To Wight House, Tolpits Lane, Watford	Erection of a mixed use, 2 storey Community Centre.		38
14/00920/FULM	18/09/2014	Westfield Academy, Tolpits Lane, Watford, WD18 6NS	Demolition of existing buildings and structures, erection of new secondary school, with associated areas of hard and soft play, playing fields, car parking and access, temporary construction access, landscaping and related works.		24
14/00859/FULM	28/08/2014	Boundary Way, Watford	Demolition of 24 flats, shop and community building and removal of garages and creation of 56 new 1, 2 and 3 bed homes consisting of two to three storey buildings together with new shop, community facilities including community gardens, parking, landscaping.		4
14/00531/FULM	05/06/2014	36 Clarendon Road, Watford, WD17 1HA	Demolition of existing buildings and redevelopment of the site to provide 2,220 sq.m of office (Class B1a) floorspace and 34 residential flats with associated surface car parking, cycle and bin storage and landscaping.		31
14/01106/REM	15/09/2014	Former Royal Mail Depot, Ascot Road, Watford	Reserved matters application for the appearance, layout, scale and landscaping of a new primary school, pursuant to outline planning permission ref. 12/00792/OUTM (revised details).		0
Solar Power (PV) Totals:					97

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

S3 (ii) Renewable energy developments completed in 2014-15

There does appear to have been a slightly increasing trend over a period of years in the number of applications identified as including renewable energy sources; as previously mentioned, we cannot positively identify all renewable energy developments as capacities have not been consistently available, and smaller scale domestic renewable energy installations are often permitted development.

Table 7-3: S3 (ii): Renewable energy/sustainable homes developments completed 2014-15

Permission Reference	Completed Date	Address	Renewable Power Source	Capacity (kW) if known	Code for Sustainable Homes Rating (if applicable)
11/00707/REM	24/06/2014	Blackwell House, Aldenham Road, Watford		-	4.68 to 83 points
12/01006/FULM	09/09/2014	23-25 Upton Road, Watford, WD18 0JL		-	4.68 to 83 points
13/01000/FUL	16/03/2015	31 Glen Way, Watford, WD17 3HL	Solar Panel	-	
14/00958/FUL	16/03/2015	29 Glen Way, Watford, WD17 3HL	Solar Panel	-	

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

The adopted Core Strategy requires all new development to comply with updated national standards on sustainable development. There are also proposed policies in the Local Plan Part 2 in support which include Policy SD5 Sustainable Design Standards, Policy SD6 Sustainability Statement, Policy SD7 Renewable Energy Technology, supporting renewable energy technology where feasible and viable and Policy SD8 Decentralised Energy, supporting decentralised energy networks.

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

The Core Strategy policy, SD3 Climate Change, includes a target of reducing Carbon Dioxide (CO₂) emissions; estimates of 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, emissions reduced in 2013 and there has been a mostly reducing trend in emissions in Watford since 2006, in line with policy objectives. There was an increase in emissions in 2012 but this was the same in 92% of local authorities across the country; the main drivers of the increase in UK emissions in 2012 were an increase in residential gas use due to 2012 being a colder year than 2011, and increased coal for electricity generation.

Table 7-4: S4: Watford per capita CO2 emissions 2005-13

Year	Industry and Commercial	Domestic	Road Transport	Total
2005	2.7	2.4	1.3	6.5
2006	2.7	2.4	1.4	6.5
2007	2.6	2.3	1.3	6.3
2008	2.8	2.3	1.2	6.3
2009	2.5	2.0	1.1	5.7
2010	2.6	2.1	1.1	5.8
2011	2.1	1.8	1.0	5.0
2012	2.5	2.0	1.0	5.5
2013	2.3	1.9	1.0	5.2

Source: Extracted from Local Authority CO2 dataset published 25/6/15 by Dept. of Energy & Climate Change (DECC) <http://www.decc.gov.uk> Figures are quoted in tonnes (t) CO2.

Watford Borough Council has been championing the climate change agenda with its own Carbon Management Strategy. This set out a five year plan to reduce greenhouse gas emissions (GHG) from our own operations by 30%, against a 2009/10 baseline to 2015. An overall reduction of 29% has been achieved and the last Carbon Emissions Report of the 5 year plan is due to be published late 2015. It is important to note that one of the factors in the reduction is the outsourcing of services such as street cleansing and waste and recycling to Veolia; apart from no longer including externally managed buildings, the set of properties used for the calculations are as consistent as possible in order to make the Carbon emissions reports comparable year on year. For more information please see <http://www.watford.gov.uk/greenhousegasemissions>

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

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

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

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

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

On Rickmansworth Road close to the Town Hall, continuous ‘real-time’ monitoring of nitrogen dioxide and PM₁₀ particulates is undertaken. The monitoring of PM_{2.5} particles will commence in 2016. Whilst there is no air quality objective for PM_{2.5} particles, concentrations of this pollutant are a useful health indicator. The monitoring has been funded by the county council’s public health team, who have also funded monitoring in the other Hertfordshire Authorities, which will allow a pollutant baseline to be established across the county.

The council also monitors nitrogen dioxide concentrations at 17 sites around the borough, using diffusion tubes. These are low-tech devices that allow long term trends, patterns and baselines to be identified.

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

A summary of the annual data for 2009-2014 at the Town Hall site is provided in the following table.

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

Town Hall site	2009	2010	2011	2012	2013	2014
Nitrogen Dioxide: Annual mean concentration µg/m ³ - (annual mean objective is 40 µg/m ³)	39	39	39	38	39	40
Nitrogen Dioxide: Number of Exceedences of hourly mean objective (200 µg/m ³)	0	1	0	1	0	0
PM10 Particles: Annual Mean Concentration µg/m ³ (annual mean objective is 40 µg/m ³)	22	24	25	22	24	21
PM10 Particles: number of exceedences of 24-hour Mean (24-hour mean objective is 50 µg/m ³) *	0	7	20	13	7	6

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

- It can be seen that NO₂ concentrations have remained fairly constant and that the annual mean objective of 40 µg/m³ has not been exceeded during this time at the Town Hall monitoring station (although the 2014 figure was close).
- There was one hour during 2010 and again in 2012 where the hourly average of NO₂ was above 200 µg/m³. This is well below the limit of 18 hours allowed as per the NO₂ hourly mean objective of 200 µg/m³.
- The annual mean PM10 concentration recorded at Watford Town Hall has been between 21 and 25 µg/m³, well below the objective of 40 µg/m³.

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

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

The council therefore needs to carry out a 'Detailed Assessment' of air quality across the borough, with a view to checking whether the current boundaries of the Air Quality Management Areas need to be amended.

8. Green Infrastructure, Sport and Recreation

8.1. G1: Change in areas of biodiversity importance

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

The site boundaries and records for Wildlife Sites and Regionally Important Geological Sites (RIGS) are maintained by Herts Environmental Records Centre (previously HBRC) hosted by the Herts and Middlesex Wildlife Trust.

The February 2015 report shows that there has been four new sites ratified (two in East Herts and two in Dacorum) and three sites de-ratified (two in East Herts and one in Hertsmere). No change is recorded in the number of wildlife sites for Watford; there has been a nominal change in total area recorded from 247.2 hectares to 246.93 hectares. Herts Environmental Records Centre checked and updated the boundaries of around 800 Local Wildlife Sites across the county in 2014. The boundaries are updated to Master Map quality; areas of building or hard road are removed and boundaries are made more consistent with survey documentation where appropriate. This is reflected in small changes in area of many sites, and large proportional change in area of a few sites within the county.

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

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

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

HERC, as ecological advisors to most planning authorities in the county manages a protected species GIS layer and will pick up any planning application affecting an important species.

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

	2010 no.	2010 area (ha)	2011 no.	2011 area (ha)	2012 no.	2012 area (ha)	2013 no.	2013 area (ha)	2014 no.	2014 area (ha)	2015 no.	2015 area (ha)	Difference 2014 to 2015
LNRs	5	94.67	5	94.67	5	94.67	5	94.67	5	94.67	5	94.67	0
Wildlife sites	34	260.17	34	260.51	33	256.05	27	247.8	27	247.2	27	246.93	Nominal change recorded in area
SSSIs	0	0	0	0	0	0	0	0	0	0	0	0	N/A
RIGS	0	0	0	0	0	0	0	0	0	0	0	0	N/A

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

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

RIGS – Regionally Important Geological Sites.

Wildlife sites:

- The decrease between 2011 and 2012 was due to a boundary revision - a site having originally been designated as being along the boundary between Watford and Three Rivers, but since found to be solely within Three Rivers.
- the decrease between 2012 and 2013 was due to de-selection of 6 sites not for any reason of deterioration but rather the review of existing data held at the Records Centre on some of the species wildlife sites, mainly the reptile and amphibian sites during this period; it was found that they did not actually meet the selection criteria when strictly applied although this did not mean that the species were no longer present. Across the county, there were a total of 96 sites de-selected, most for similar reasons, with only about 5 sites de-selected due to deterioration.

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

8.2. G2: Change in priority habitats and species

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

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

Birds

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

- Despite long term declines since 1970, woodland and wetland bird trends have shown slight improvements since 2009
- Farmland birds continue to decline and are now at their lowest, half of their 1970 level

- Numbers of 'all' native species of wintering wildfowl and waders rose steadily from the mid 1970s to the late 1990s, and then stabilised before entering a shallow decline
- A number of priority species have shown recovery largely due to BAP conservation focus, including bitterns

Butterflies

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

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

For more information, please see the Wildlife and Habitats section of Hertfordshire's Quality of Life Report <http://www.hertsliis.org/env/qualityoflife/qolreport/> (N.B. no change in 2015 to information provided in 2014).

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

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

- **Our target to maintain the amount of open space managed to Green Flag Award standard has been exceeded in 2015, with the addition of Callowland Recreation Ground. This brings the amount of open space managed to Green flag Award standard to 115.67 hectares, which represents 37% of Watford's total open space managed (311.31 hectares) as at 31 March 2015.**

Watford now has six award-winning parks, with Green Flags awarded in 2015 to St. Mary's Churchyard and Callowland Recreation Ground for the first time, following on from the addition of Oxhey Park in 2014. It is the seventh consecutive year that Woodside Playing Fields and Cheslyn Gardens have been awarded the Green Flag and the ninth year for Cassiobury Park. Cassiobury Park has also been named the 10th top park out of over 1500 in the 'Keep Britain Tidy People's Choice awards.

Maintaining the amount of open space managed to Green Flag Award standard is paramount; seeking further Green Flags for Watford was one of the aims of the action plan in 'A Green Spaces Strategy for Watford 2013-2023' adopted in November 2013.

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. Restoration of nationally listed tombs, enabled by WBC application for funding from the Heritage Lottery fund, was also an important factor in St. Mary's Churchyard. Watford Borough Council staff along with park rangers and ground maintenance staff from our partners, Veolia, together with great volunteers, have worked hard to make this achievement possible.

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

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Alban Woods	3.31	3.80	N/A	N/A	N/A	N/A	N/A
Lairage Land	5.26	4.40	N/A	N/A	N/A	N/A	N/A
Harebreaks Woods	5.61	5.23	N/A	N/A	N/A	N/A	N/A
Cassiobury Park	75.77	74.88	74.88	74.88	74.88	74.88	74.88
Garston Park Nature Reserve	6.00	6.36	N/A	N/A	N/A	N/A	N/A
Cheslyn Gardens	1.11	1.12	1.12	1.12	1.12	1.12	1.12
Woodside Playing Fields (exc. Alban Wood)	22.21	21.56	21.56	21.56	21.56	21.56	21.56
Goodwood Recreation	3.83	3.72	N/A	N/A	N/A	N/A	N/A
St.Mary's Churchyard	0.40	0.41	0.41	0.41	0.41	0.41	0.41
Oxhey Park	N/A	N/A	N/A	N/A	N/A	14.00	14.00
Callowland Rec.	N/A	N/A	N/A	N/A	N/A	N/A	3.70
Total	123.50	121.48	97.97	97.97	97.97	111.97	115.67

Data Source: Environmental Services/Planning Policy, WBC. Figures have been rounded to two decimal points. N.B. See www.greenflagaward.org.uk for criteria of the Green Flag Award
The difference between 2008/09 and 2009/10 measurements was due to implementation of GIS and a resulting improvement in accuracy.

The reduction between 2009/10 and 2010/11 was due to cost cutting and service prioritisation.

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

- There has been no change during 2014/15 in the total amount of open space managed by WBC, recorded as 311.31 hectares.

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

2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Change in hectares between 2013/14 & 2014/15
339.94	311.31	311.31	311.31	311.31	311.31	311.31	0.00

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

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

The council successfully bid for external funding from the Heritage Lottery Funding/BIG Lottery funding for Cassiobury Park; grants totalling £5million have

been received, alongside WBC funding of up to £2 million, using monies collected from S106 planning agreements. Works are taking place at the park and completion is estimated spring 2017. Plans include:

- a revamped pools facility
- a new sustainable park hub building, which will include catering facilities, park management office, changing facilities, toilets, visitor centre and education/community room.
- improving the Cha café tea pavilion
- reintroducing the historic and Grade II listed bandstand from its rather forlorn situation near the Town Hall, so it can be brought back into more use for arts, music and events in the park
- restoration of the historic 18th century Lime Avenue
- providing an on site park manger, community park ranger and education officer

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

This follows site works and improvements to Callowland Rec., Oxhey Park, King George V Playing Fields, Waterfields Rec, Watford Heath, Riverside Rec. and the council's two cemeteries, completed in 2014, equating to an investment of £1.8 million.

Watford Borough Council commissioned work to assess playing pitch and changing facilities and the Parks Department has developed a Sports Facilities Strategy 2015-2025 (available on our website) which examines the issues and will inform future direction for sports provision in the Borough.

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. The adopted Local Plan Part 1, Core Strategy, Policy GI2, sets out the broad approach of retaining the existing Green Belt boundary while dealing with any boundary inconsistencies that have emerged since the Watford District Plan 2000 was prepared. In line with this, emerging Local Plan 2 Policy GI9 sets out the minor changes to the Green Belt to correct existing anomalies and create defensible Green Belt boundaries in the Local Plan.

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

2012	407 ha
2013	407 ha
2014	407 ha

Source: Watford Borough Council

N.B. Please note that whilst the official 'Local Planning Authority Green Belt Statistics' England 2014/15 quote a figure of 410 hectares for Watford as all figures within this publication are quoted to the nearest 10 hectares.

Electronic mapping of the Green Belt onto our GIS system was undertaken in June 2012 and the resulting measurement of 407 hectares equates to 19% of Watford's total area. This base figure of 407 ha is a result of more accurate measuring and does not show any loss in Watford's Green Belt – in 2003, Watford's Green belt was measured as 406 hectares.

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 Borough Council expects developers to follow current best practice when designing new buildings and delivering new development, to be in accordance with Core Strategy Policy UD1 'Delivering High Quality Design' and 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. It 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**, adopted by the council in July 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 **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. A revised version of the Residential Design Guide was adopted by the council on the 23rd July 2014, replacing the previous 2008 version.

9.2. U1: Housing Quality – Building for Life Assessments

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

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

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



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

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

Compiled by Planning Policy, WBC.

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

The scores for the sites assessed for 2013/14 average at 9, slightly less than the previous year's 9.5, but an improvement on the average of the scores seen in 2011/12 which was 8.8.

The findings of these assessments are shared with colleagues in order to see how future schemes can achieve better quality design. Unfortunately, the council has been unable to carry out the assessments for 2014/15 due to a lack of resources.

As a new format was introduced in 2012, results are not directly comparable with earlier years. It is hoped the current version 'Building for Life 12', will have a lifespan of 7 to 10 years. Details of the BFL 12 assessment criteria can be viewed at the following link:

<http://www.designcouncil.org.uk/our-work/CABE/Our-big-projects/Building-for-Life/>

Figure 9-2: Former garage compounds, Croxley View



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

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

Major improvement works were carried out to the town centre and completed in the summer of 2014. These included new street furniture, lighting, trees and paving, with enhancements to the pond and a new events space, which has succeeded in hosting all kinds of events such as the Imagine festivals, the Big Skate – the outdoor ice rink, the Big Beach and the Big Screen.

As part of the Cassiobury Park restoration works, the Grade II listed bandstand currently situated near the Town Hall, will be reintroduced to the park, restoring some of the historical character.

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

The conservation areas in Watford are:

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

Conservation area character appraisals were completed for the first nine conservation areas before our target of 31 March 2012. Oxhey was designated a new conservation area in the spring of 2013 and the final character appraisal document was adopted by the council in July 2014. A complete map of conservation areas in Watford is available on our website www.watford.gov.uk together with all the character appraisals and the Conservation Areas Management Plan.

The council has committed to updating the Character Appraisals for the conservation areas every five years and four draft revised Character Appraisals on the Civic Core, Estcourt, Nascot and St Mary's Conservation Areas have been produced. A four week consultation was undertaken from 6 November until 4 December 2015.

9.4. U3: Conservation Area Management Plan

Following consultation, the Conservation Areas Management Plan 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; the aim is to carry out a review every five years.

Locally listed buildings have been designated as such because of their local architectural and/or historic value, and any development adversely affecting these buildings will be resisted. On the 13 December 2010, Watford Borough Council Cabinet approved the revised register of Locally Listed Buildings in Watford, at that time numbering 240 locally listed buildings. Since that date, the road bridge over the River Gade, Grove Mill Lane was added to the register of Locally Listed Buildings on 30 January 2012, while Sugden House, 2 Farm Field was upgraded from locally listed to statutory listed status. 36 Clarendon Road has been demolished as part of planning permission 14/00531/FULM – although there will be harm to the town's historic environment through the loss of this building, the building itself was not considered to be of significant merit and its potential use was very limited. The decision was made that the loss would be outweighed by achieving a high quality

office building to meet the employment needs of the town - see www.ukplanning.com for further details.

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

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

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

There was also one addition:

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

9.5. U4: Buildings on listed buildings at risk register

The majority of listed buildings are well maintained; however, a small but significant number have been neglected and are under threat. In 2011, the council produced a survey of the listed buildings at risk in Watford (available online through the link provided). This survey is being used as our baseline, with the intention to update this survey every five years; listings of the affected structures at that time are provided below:

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

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

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

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

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

9.6. U5: Listed buildings – any demolitions

We can confirm that no listed buildings have been demolished in Watford during this monitoring year.

However, we note that demolition of 36 Clarendon Road, a locally listed building, did take place. This was a Victorian villa and previously the Registrar's Office. However, its potential use was very limited and consequently the likelihood of it being brought back into use was very low. Although it was considered that there would be harm to the town's historic environment, it was decided that the building itself did not merit significant historical and architectural significance, and it was considered that the harm would be outweighed by achieving a high quality, modern office building that contributes to the employment needs of the town in accordance with the Core Strategy; the proposals also include 34 flats behind the office frontage.

The council will continue to actively conserve and protect historic buildings in the district.

10. Transport and Projects

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

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

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

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

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

Car parking standards are in place to ensure that appropriate provision is made for car parking in relation to new development or in land use conversions. They are intended to restrict over provision, over capacity and to encourage the use of alternative transport modes. The council is revising its car parking strategy as part of the new Local Plan Part 2 document, which was consulted on between 17 December 2014 to 4 February 2015. The proposed new car parking standards are under review to bring them in line with national guidelines.

There have been 32 applicable developments, which have been completed over the monitoring period of 1 April 2014 to 31 March 2015 and there was no change to the existing car parking spaces in most of the developments, with a reduction in car parking spaces in two developments. Car parking spaces were approved within planning permissions for a new retail development, an extension to a B8 Storage and Distribution unit, new schools and school extensions as well as an extension to a place of worship - all complied with the WDP 2000 maximum car parking standards.

There were also 80 additional cycling spaces provided at new schools.

Table 10-1: T1: Amount and % of completed non-residential development within UCOs A, B and D, 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	4	4
A2	1	1
A3	5	5
A5	2	2
B1a	2	2
B8	3	3
D1	13	13
D2	4	4
Total	34	34 (100%)

N.B. Where a Use Class within A, B and D has not been listed, no developments have completed in that category during 2014/15.

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

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

The following table shows the results on net residential development for the period 2006/07 to 2014/15, based on the percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre, which was the local plan policy in existence prior to the Core Strategy being adopted in January 2013.

Table 10-2: 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	2013/14	2014/15
GPs	100%	100%	100%	100%	100%	100%	100%	100%	100%
Hospitals	100%	100%	78%	89%	75%	68%	79%	62%	90%
Primary schools	100%	100%	100%	100%	100%	100%	100%	100%	100%
Secondary schools	100%	100%	100%	100%	100%	100%	100%	100%	100%
Employment	100%	100%	100%	100%	100%	100%	100%	100%	100%
Retail centre	100%	100%	100%	100%	100%	100%	100%	100%	100%

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

The model output showed that Watford is an extremely accessible location although hospitals figure as a less accessible key service, when travelling from the North Watford area, including Meriden, Garston and Woodside.

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

The result for 2014/15 was that 83% of net residential development was within 400m of a bus stop. The majority of the 17% of housing completions which were less accessible to bus stops were in Garston, North Watford, which is also further away from rail and underground stations. Some developments in Oxhey and a few in Nascot and Central Watford, were also more than 400m away from the main bus routes. This highlights that even the centre of an urban conurbation such as Watford can be affected by accessibility issues.

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

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

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

Watford's traffic levels showed a decrease (-1.2%) in 2013/14, following an increase (+1.5%) in 2012/13 and more significant decreases the previous two years (of -2.8% and -4.86%). Between 2013 and 2014 traffic flows have decreased in six districts but increased in four districts in Hertfordshire; the only substantial changes in flows (excluding Motorway and trunk roads) were in Stevenage (-5.2%), Hertsmere (+3.4%) and North Herts (2.2%).

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	2012/ 13	2013/ 14
+0.5	-0.6	+1.04	-2.9	-1.35	+1.77	+2.58	-4.86	-2.80	+1.5	-1.2

Source: Hertfordshire's Traffic and Transport Data Reports 2004-2015

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.

After a period of decline between 2008 to 2012, traffic flows in Hertfordshire overall have increased but at a relatively slow rate (0.8% increase between 2013 and 2014) and remain below pre-recession levels. The main increase has occurred on motorway, trunk and A roads, particularly on rural roads. This increase in traffic reflects economic growth (measured as GVA) in Hertfordshire during this period.

Traffic growth and road congestion are closely associated. In terms of road congestion, HCC also monitor journey time data during the morning peak (07:00 – 10:00) in the major towns of Hemel Hempstead, St. Albans, Stevenage, Watford, Welwyn Garden City and Hatfield (Bishop's Stortford is also included due to its proximity to Stansted Airport). TrafficMaster GPS data indicates an average journey time of 2 minutes and 49 seconds per mile on key inbound routes into Hertfordshire's main urban centres (7-10am) in 2013/14. Hemel Hempstead experienced the greatest increase in journey times (+4.6%) and there were also increases in Welwyn Garden City (+1.9%); elsewhere journey times remained stable or decreased - Watford's change from 2013/13 was +0.3%. However, average morning peak speeds are also monitored and there are slow speeds on inbound routes into St Albans and Watford in particular.

According to traffic forecasts to 2031, the highest traffic growth on Hertfordshire's roads will occur on trunk roads and motorways.

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 England, and financial contributions or physical works will be required.

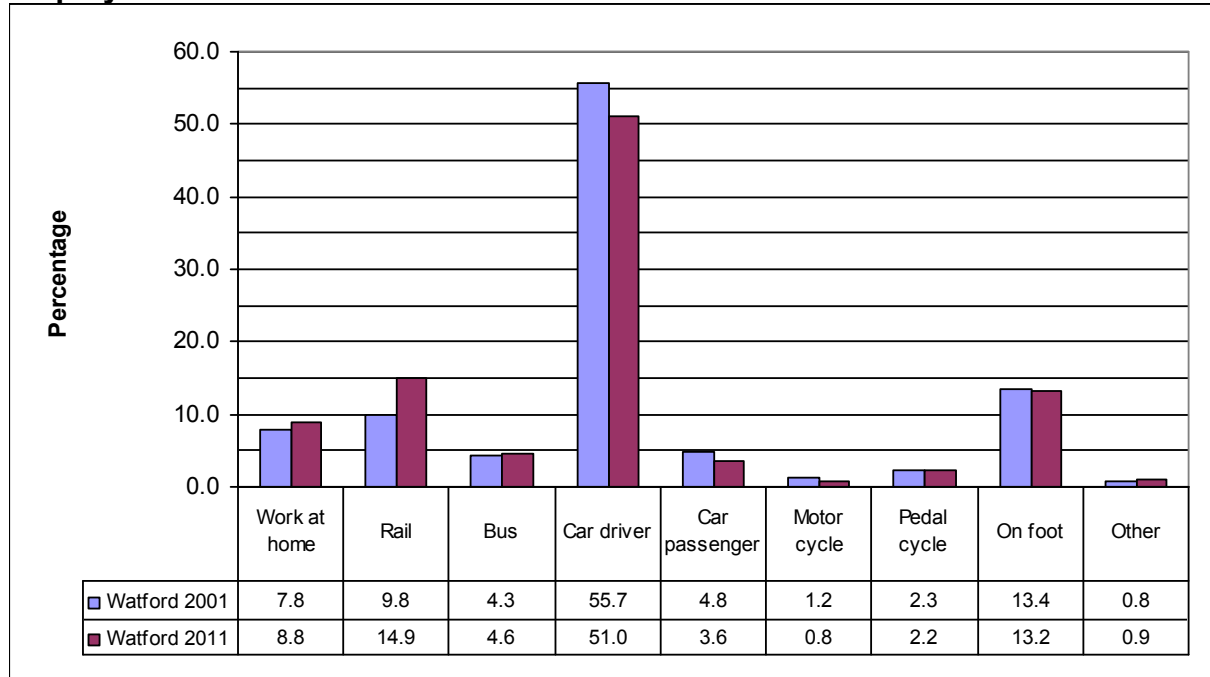
10.4. T4: Travel to Work Mode Shares

The highest levels of car ownership in Hertfordshire are found in East Herts, Three Rivers and St Albans (only 13% of households in East Herts and 14% in Three Rivers and St Albans have no car). This is a likely reflection of the larger proportion of households with two or more cars available. Stevenage and Watford, both densely populated urban areas, have the lowest levels of car ownership (23% and 22% of households respectively, have no car).

- Fewer Watford residents in employment travel to work in 2011 by car at 54.6%, than the 60.5% in 2001, a decrease of 5.9% (51% as driver and 3.6% as passenger). Overall in Hertfordshire, the proportion travelling to work by car has decreased by 3.9%, from 64.4% in 2001 to 60.5% in 2011.
- 19.5% of residents in Watford travel to work by public transport in 2011, as opposed to 14.1% in 2001, which is an increase of 5.4% (most of the increase coming from train or underground, rather than bus). The Hertfordshire average for residents travelling to work by public transport is lower at 16.5%, although this has also increased from 13.7% in 2001.
- The proportion of Watford residents who work at home more than doubled between 1991 and 2001 to 7.8% and this increased to 8.8% in 2011, with 11.4% being the Hertfordshire average.
- Watford has a much higher proportion (13.2%) of residents walking to work than any other district in Hertfordshire (average 8.5%); also, a higher usage of travelling to work by bicycle at 2.2%, as compared to the county average (1.6%). The Hertfordshire average for both modes of travel to work has decreased slightly since 2001, less so in Watford.

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

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



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

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

Bus usage in Hertfordshire decreased in 2014 by 2.6% from the previous year, reflecting national trends. Rail station use in Hertfordshire, however, increased by 4.4% between 2013 and 2014; the busiest three stations in Hertfordshire are St Albans City (7.2 million pa), Watford Junction (6.4 million pa) and Stevenage (4.4 million pa).

Distance travelled to work

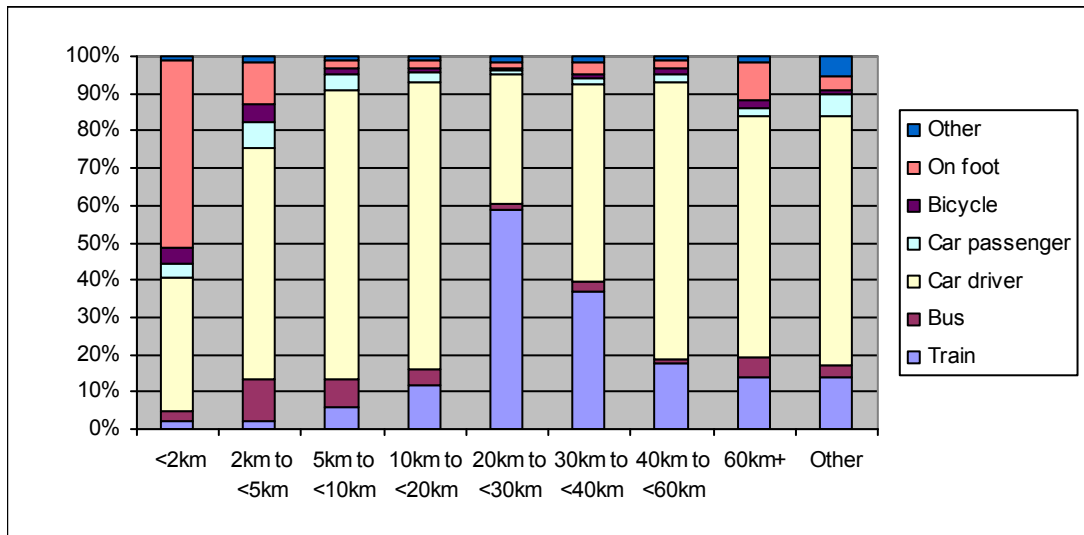
The average distance commuted to work by Watford’s employed residents has increased from 11.4km in 2001 to 13.1km in 2011. Although Watford’s 15.5% change between 2001 and 2011 is the highest in Hertfordshire, the average distance travelled is still the lowest of all the Hertfordshire districts.

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

longest commutes while working residents in London had the shortest commutes (11km).

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

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



Data source: ONS Crown Copyright. 2011 census table DC7701EW1a - Method of travel to work (2001 specification) by distance travelled to work. Chart compiled by WBC, Planning Policy

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

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

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

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

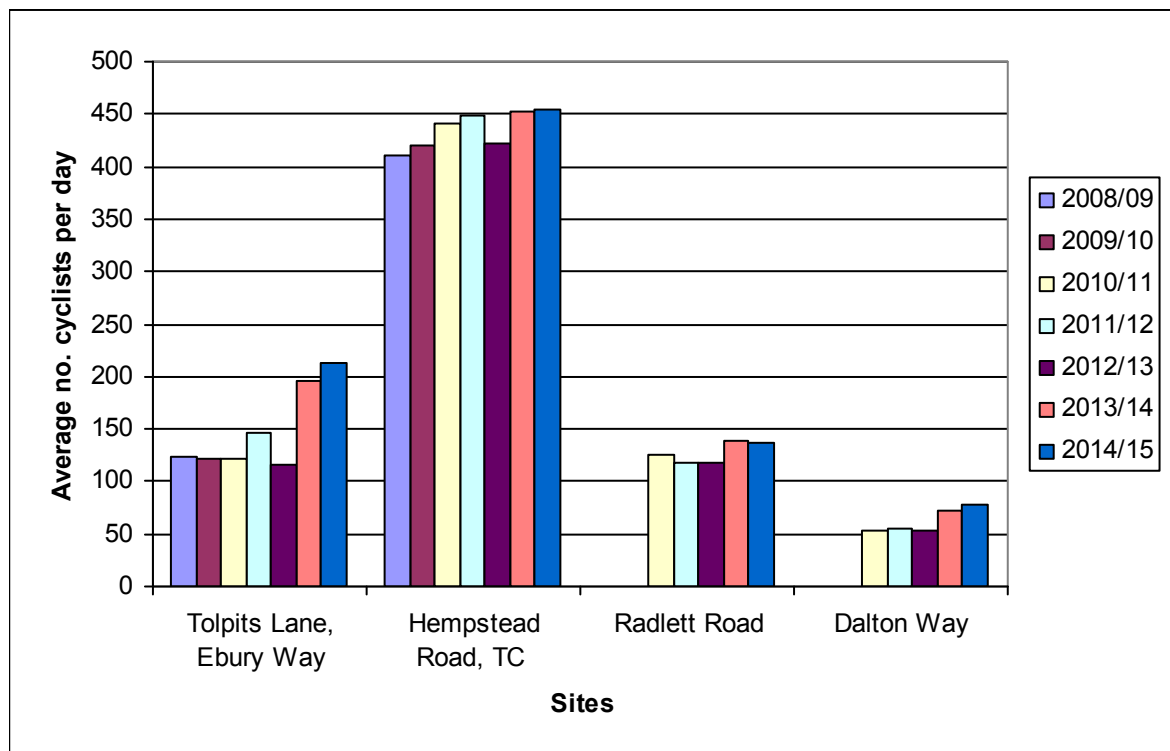
10.5. T5: Watford’s cycle route usage – average number of cyclists per day

Hertfordshire County’s Local Transport Plan (LTP3) set an increasing target for the level of all trips under 3 miles made by cycling, with a baseline figure 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. In 2012 (the most recent survey year) the level of cycling trips under 3 miles in Hertfordshire was 2.7%, which is the same as it was in 2009. The 2012 County Travel Survey (HCTS Table 5.16) also revealed some inter district variation in cycling levels. Residents from Welwyn & Hatfield (3.9%), St Albans (2.7%) and Watford (2.5%) had the highest mode share per district.

In 2014, cycling generally dropped from 2013 levels in Hertfordshire; however, the 2014 flows were still the second highest since the Hertfordshire cycling monitoring programme began in 2004.

Four sites in Watford have been continuously monitored with automatic counters. It can be seen from the following chart that usage in Watford has remained consistent during 2014/15, with little change since 2013/14, when usage significantly increased above previous levels. The 2013/14 increase was seen across the county, reversing the decline of 2012, which was likely to be attributable to 2012 being confirmed as the second wettest year on record.

Figure 10-3: T5: Cycle route usage – average number of cyclists per weekday



Data Source: Hertfordshire’s Traffic and Transport Data Reports 2008 – 2015.
 N.B. Number of cyclists is recorded on weekdays between 6:00-22:00. Data not available pre. 2010/11 on Radlett Road and Dalton Way sites. Chart compiled by WBC, Planning Policy.

10.6. T6: Annual output for cycle routes in Watford

Cycling as a mode of transport is cheap, healthy and sustainable and Watford Borough Council has been strongly committed to encouraging cycling by developing a safe network of useable routes and improved storage facilities in Watford. Watford's cycle path runs through the middle of the town centre shopping area, including the Parade, which underwent a major improvement programme during 2013/14.

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

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

Source: Watford Borough Council and Hertfordshire County Council

During 2014/15, 4.7km of new cycle route was established, including:

- A412 cycle route Phases 1 & 2 (Stratford Way to Station Road)
- A412 cycle route Phase 4 (Dome Roundabout)
- Cassiobridge Station Links Phase 1
- Queens Avenue cycle route

Since 2003/04, 20.4 km of new cycle route has been delivered in total providing cyclists with easier, more direct and safer journeys around the town.

Additional cycle route is planned for 2015/16, including A412 cycle route Phase 3 St Albans Road/Dome Roundabout.

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

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

- The E-car club launched in Watford in November 2014. The scheme enables staff to use the vehicles during office hours, and members of the public during evenings and weekends. Over the first three months of operation:
 - 31 members of staff, and 15 members of the public have signed up for the scheme
 - 73 bookings, across 127 hours, covering 675 miles have been made; and
 - The average booking is for a period of 2 hours covering around 10 miles
- The installation of a new electric car re-charge point at Watford Business Park, car park at Greenhill Crescent, adding to those installed in previous years. In May 2015, the first taxi electric charging point was installed in Service Road Q near the junction of Beechen Grove.

- Hertfordshire's first shared use zebra crossing for pedestrians and cyclists was completed in March 2015. Known in some parts of the country as *tiger crossings* the example in Water Lane is a key improvement to the national cycle network route towards Rickmansworth in the west along the Ebury Way. The crossing will also become part of the Abbey Way cycle route to St Albans, which is also undergoing infrastructure improvements.
- There have also been two new puffin crossings on Hempstead Road/Stratford Way – they improve linkages to Lanchester School, off Hempstead Road; one new toucan crossing at Rickmansworth Road near Gade Avenue and four crossings upgraded to toucan crossings around the Dome Roundabout.
- Real Time bus information screens have been installed in a number of the town centre bus shelters.
- 23 new cycle parking hoops added at various locations around the Town Centre, including community centres and local shopping precincts.

10.7. T7: Development progress on major schemes

There are some major developments anticipated including the Watford Health Campus, Metropolitan Line Extension (MLX) formerly known as the Croxley Rail Link, Charter Place, Ascot Road (Western Gateway), and Watford Junction.

Special Policy Areas are identified in the Core Strategy as broad locations; the precise boundaries will be set within the Local Plan Part 2; the second consultation took place from 17th December 2014 to 4th February 2015 – please see www.watford.gov.uk/ldf for current news on the Local plan.

The Watford Health Campus (Special Policy Area 3)

Watford Health Campus is a major regeneration project to improve the area surrounding Watford Hospital and to provide an opportunity for hospital improvements on the site. Over the next 15-20 years about 750 homes and 1,000 new jobs will be provided, along with local retail, leisure and play facilities and public open space.

The planning permission incorporating both outline and detailed elements for the mixed-use Watford Health Campus was issued by the council on the 6 January 2015. The approved S106 planning agreement will provide monies for education provision, new and better bus services, local traffic calming, road improvement and junction works; it also requires 35% affordable housing on site. Three architects are coming up with proposals for the residential units at the Riverside Zone as part of a mini competition and tenders are expected during November 2015.

Work has started on the building of the new road to improve access to Watford Hospital and the surrounding areas. Volker Fitzpatrick, the company building the road, are working with the Health Campus partners, (the council, West Hertfordshire Hospital NHS Trust and Kier Property) to ensure employment opportunities, including traineeships and apprenticeships, are taken up by local people where possible. Communications with local residents and businesses is a priority throughout the

road's construction, including regular updates on progress, on site notices and a dedicated contact telephone and email address for reporting issues. Volker Fitzpatrick can be contacted on: 07471 140879 (24 hour emergency number) or on watfordhealthcampus@volkerfitzpatrick.co.uk

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

The Metropolitan Line Extension from Croxley will provide a new station 'Watford Vicarage Road' within a short walking distance of the Health Campus.

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

Final funding approval was agreed by the Government in March 2015. Preliminary works on the scheme will continue and it's expected that construction work will start during 2016.

This a scheme to extend the London Underground Metropolitan line from Croxley to Watford Junction, via two new stations, Cassiobridge and Watford-Vicarage Road, and then linking to Watford High Street and Watford Junction.

Watford Borough Council, Hertfordshire County Council, London Underground, Transport for London, Network Rail and Three Rivers District Council have all worked hard to bring this scheme to fruition.

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. Watford-Vicarage Road station will serve the existing Watford Hospital, the football ground and the proposed Health Campus project. The new stations will supply an east-west public transport link for Watford and also provide better transport links to Croxley Business Park and Watford Business Park, increasing employment opportunities.

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

Charter Place

The project to transform Charter Place in Watford town centre began in November 2015; the process of demolishing part of the shopping centre will last for up to four months.

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

Around 16 shops, 10 restaurants, a nine-screen IMAX cinema and leisure offer will be created. Part of the scheme includes a public square that will host a diverse

events programme, such as street art and music shows. It is considered that the project will create about 1,900 jobs.

There will be hoarding going up in the town centre, but for the most part it will be business as usual. Despite the scale of work, disturbance to local business will be kept to an absolute minimum.

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.

Ascot Road Community Free School - a new two-form entry primary school opened in September 2014 in the Lanchester Building, Hempstead Road and moved into the new purpose built site in Ascot Road in June 2015. This follows the opening of Morrisons supermarket at Ascot Road in November 2013.

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

Watford Junction (Special Policy Area 2)

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

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

Network Rail has been undertaking an £81 million investment program, which includes works to remove the signal box at Watford Junction in preparation for Metropolitan Line services; replacing 12 miles of track, signaling and overhead power lines in the Watford area and 175km of security fencing. There has been a series of weekend closures in order to accomplish these works during 2014/15.

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.

11.1. Schools

Primary School provision

Hertfordshire County Council has a duty to plan for and secure sufficient school places for their area in line with their duties under section 14 of the Education Act 1996. 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 the education need within Policy INF1 and also the Infrastructure Delivery Plan.

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

- Lanchester Community Free School, Hempstead Road - an additional two-form entry school, which opened in September 2014.
- Ascot Road Community Free School - a new two-form entry primary school opened in September 2014 in the Lanchester Building, Hempstead Road and moved into the new purpose built site in Ascot Road in June 2015.
- Orchard School - the school has been expanded to a two-form entry primary school; a new 2 storey extension to the school was opened in March 2015.

In the Local Plan Part 2 second consultation of December 2014/February 2015, an additional site was identified at Bedford Street, which could meet the two-form entry need related to planned development at Watford Junction. Also, the boundary of the Health Campus SPA has been extended to include the existing Laurence Haines School, where future expansion may be possible to meet needs relating to the Health Campus development, which is one additional form entry.

This equates to 8 additional primary school forms of entry, the current need identified by the county council. Watford Borough Council will continue to work with the county council over the plan period to ensure that adequate provision is made, should the need for school places change.

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

School	Current Capacity	Expansion Capacity	Comments
Alban Wood	1FE	0	No expansion potential
Ascot Road	2FE	0	New school opened September 2014.
Beechfield	2FE	0	Permanently expanded by 1FE to 2FE from Sept 2012
Berrygrove (The Grove Academy)	3FE		Academy located on a large site but already 3FE
Bromet	PAN 40	0	No expansion potential
Bushey & Oxhey Infants	2FE	0	No expansion potential
Cassiobury Infants	3FE	0	Permanently expanded by 1FE to 3FE from Sept 2012 (temporarily expanded by 1FE in 2010 and 2011)
Cassiobury JM	3FE	0	Permanently expanded by 1FE to 3FE Sept 2013
Central	2FE	0	Permanently expanded by 1FE to 2FE in Sept 2014.
Chater Infants	2FE	0	No expansion potential
Chater Junior	2FE	0	No expansion potential
Cherry Tree	2FE	0	Permanently expanded by 1FE to 2FE from Sept 2012.
Coates Way JMI	1FE	0	No expansion potential as majority of site in floodplain
Holy Rood RC	2FE	0	No expansion potential
Holywell	3FE	0	Permanently expanded by 1FE to 3FE from Sept 2012.
Kingsway Infants	2FE	0	Temporary expansion by 1FE to 3FE Sept 2012. No potential to expand permanently.
Kingsway Junior	2FE	0	To have temporary expansion by 1FE to 3FE Sept 2015. No potential to expand permanently.
Knutsford	2FE	0	No expansion potential
Lanchester Building	2FE	0	New school opened September 2014.
Laurance Haines	2FE	0	No expansion potential without additional land
Leavesden Green	1FE	+1FE	Needed for potential growth at Abbots Langley and the primary planning areas in the north of Watford

School	Current Capacity	Expansion Capacity	Comments
Nascot Wood Infant & Nursery	2FE	0	Temporarily expanded in 2013 by 1FE to 3FE. No permanent expansion potential
Nascot Wood Junior	2FE	0	To have temporary expansion by 1FE to 3FE Sept 2016. No permanent expansion potential
Orchard	1FE	+1FE	Permanently expanded by 1FE to 2FE in Sept 2014. Additional land acquired from Watford BC to enable future expansion to 3FE when required.
Parkgate Infants	2FE	0	No expansion potential
Parkgate Junior	2FE	0	No expansion potential
St Anthony's RC	2FE	0	Permanently expanded by 1FE to 2FE from Sept 2013. (temporarily expanded by 1fe in 2012)
St Catherine of Sienna Academy	1FE	0	Temporarily expanded in 2013 by 1FE to 2FE. Will be temporarily expanded again in 2014.
Watford Field Infant	2FE	0	Temporary expansion by 1FE to 3FE Sept 2012. No potential to expand permanently.
Watford Field Junior	2FE	0	To have temporary expansion by 1FE to 3FE Sept 2015. No potential to expand permanently.

Data source: HCC, Property and Technology

Secondary school provision

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

Two sites for secondary schools were allocated in the Three Rivers Site Allocations Document which was adopted by Three Rivers District Council on 25 November 2014. These sites are:

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

Further details can be found in the document on www.threerivers.gov.uk

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; limited capacity is available and additional cemetery space will be required to serve the borough.

At the end of 2013, we consulted on a potential cemetery site on council owned land at Paddock Road in Hertsmere (which would need to be allocated in their Local Plan rather than our own). This raised concerns, primarily relating to access through existing allotments and as a result has been removed from allocation within the Local Plan 2.

Two additional sites were then identified within Watford Borough and all three potential sites were presented as options in the Local Plan Part 2 consultation December 2014/February 2015. Due to issues with the source protection zones and proximity to the water table the two sites to the north will not be taken forward.

The council is preparing a 10 year Cemetery Strategy, which will give further consideration to new cemetery provision.

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 and S106 planning obligations

After being found sound by an independent Examiner, the council adopted the Watford Community Infrastructure Levy (CIL) Charging Schedule on the 19 November 2014, for implementation from the 1 April 2015. Planning applications determined on or after the 1 April 2015 may therefore be subject to CIL.

The Community Infrastructure Levy (CIL) is a levy that local authorities can choose to charge on new developments for funding infrastructure needed to support the growth of the borough in general. Charges are based on the size, type and location of the new development and are set out in a charging schedule. Please see the Watford CIL Charging Schedule on our website for details www.watford.gov.uk/cil CIL charges received for 2015/16 will be reported on in the next AMR.

S106 agreements will continue but are specific to the site proposed for development. The principal uses for S106 agreements are in the delivery of affordable housing (which is expressly omitted from the definition of infrastructure in the CIL Regulations) and the mitigation of the direct effects of proposed development.

Please note that Hertfordshire County Council is also responsible for negotiating and setting standard charges for planning obligations in areas including transport, education, libraries, youth and childcare facilities, fire and rescue services, adult care facilities and health facilities (responsibility for administering any monies from planning obligations for health facilities was transferred from the NHS Primary Care Trust to HCC under the Public Health Team in April 2013).

11.4. IN1: Infrastructure provided - Section 106 funded schemes 2014/15

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

- In 2014/15, the amount of Section 106 contributions administered by Watford Borough Council that was used to fund schemes was £1,321,572.

Table 11-2: IN1: Section 106 funded schemes 2014/15

Himalayan Way Play Area	Colne River Project
Jellicoe Road Play Area Improvements	Radlet Road MUGA
Goodwood Rec Play Area Improvements	Knutsford Road
East Drive Play Area	Local Park Improvements
Waterfields Rec Play Area	Cherry Tree Allotments
Southwold Road Play Area	Local Nature Reserves
Ridgehurst Avenue Play Area	Colne Valley Improvements
Riverside Recreation Ground	Cassiobury Park HLF Project
Oxhey Park	Cultural Quarter Ph 1
King George V Playing Field	

Data Source: WBC

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

11.5. IN2: Section 106 monies received 2014/15

- The amount of S106 contributions received by Watford Borough Council for public open space and children's play space in 2014/15 was £589,904.

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.

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

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

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 was 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 the Indices of Multiple Deprivation (IMD), combining 37 separate indicators, within seven domains (three of which contain sub-domains); the domains are Income; Employment; Health and Disability; Education, Skills and Training; Crime; Barriers to Housing and Services; and Living Environment. In addition to the domains and their sub-domains there are two supplementary income deprivation Indices: Income Deprivation Affecting Children Index (IDACI) and Income Deprivation Affecting Older People Index (IDAOPI). These are grouped together to provide an overall Index of Multiple Deprivation, the most recent being the 2015 IMD. A ranking of '1' for neighbourhoods or LSOAs equates to the most deprived and '32,844' equates to the least deprived in England.

LDS – Local Development Scheme

A document setting out a timetable for the preparation of the different documents which make up the Local Plan.

LEP – Local Enterprise Partnership

Local enterprise partnerships are partnerships between local authorities and businesses. They play a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs. Watford is part of the Hertfordshire LEP which covers the whole of Hertfordshire.

Local Plan

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.

LSOAs – Lower Super Output Areas

LSOAs are small areas or neighbourhoods of relatively even size (around 1,500 people); there are 32,844 LSOAs in England; 53 of these are in Watford.

LSP – Local Strategic Partnership

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

NPPF – National Planning Policy Framework

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

ONS - Office for National Statistics

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

PDL – Previously Developed Land

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

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>

Windfalls

Sites which have not been specifically allocated or identified for development in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available during the lifetime of a plan.

13. Appendix 2. 2015 Index of Multiple Deprivation

LEGEND	
	Watford LSOAs that fall within the 10% (first decile) most deprived in the specified area
	Watford LSOAs that fall within the 20% (first quintile) most deprived in the specified area

LSOA code (2015)	LSOA name (2015)	Ward	IMD 2015 Score	IMD 2015 Watford Rank	IMD 2015 Herts Rank	IMD 2015 National Rank	IMD 2015 National Decile
E01023860	Watford 009B	Central	38.388	1	5	5005	2
E01023876	Watford 003D	Meriden	31.355	2	19	7590	3
E01023865	Watford 011C	Holywell	30.903	3	22	7800	3
E01023866	Watford 011D	Holywell	27.941	4	30	9202	3
E01023891	Watford 002B	Stanborough	27.659	5	31	9377	3
E01023873	Watford 003A	Meriden	27.168	6	33	9627	3
E01023906	Watford 001C	Woodside	26.404	7	41	10060	4
E01023861	Watford 009C	Central	25.697	8	45	10469	4
E01023859	Watford 009A	Central	25.453	9	47	10609	4
E01023883	Watford 012B	Oxhey	25.293	10	50	10711	4
E01023899	Watford 010A	Vicarage	25.285	11	51	10717	4
E01023870	Watford 004C	Leggatts	25.255	12	52	10734	4
E01023857	Watford 006C	Callowland	25.09	13	56	10813	4
E01023877	Watford 003E	Meriden	23.343	14	75	11837	4
E01023862	Watford 009D	Central	20.985	15	102	13479	5
E01023864	Watford 011B	Holywell	20.677	16	109	13712	5
E01023869	Watford 004B	Leggatts	20.195	17	117	14065	5
E01023867	Watford 011E	Holywell	18.72	18	140	15292	5
E01023905	Watford 001B	Woodside	17.755	19	157	16098	5
E01023904	Watford 001A	Woodside	17.573	20	162	16262	5
E01023868	Watford 004A	Leggatts	16.547	21	188	17161	6
E01023858	Watford 006D	Callowland	16.196	22	200	17465	6
E01023903	Watford 010E	Vicarage	15.781	23	209	17836	6
E01023874	Watford 003B	Meriden	15.113	24	228	18526	6
E01023855	Watford 006A	Callowland	14.706	25	237	18937	6
E01023900	Watford 010B	Vicarage	14.478	26	244	19164	6
E01023902	Watford 010D	Vicarage	13.618	27	260	20026	7
E01023901	Watford 010C	Vicarage	13.482	28	265	20182	7
E01023863	Watford 011A	Holywell	13.396	29	267	20266	7
E01023886	Watford 008A	Park	13.37	30	269	20304	7
E01023897	Watford 005C	Tudor	12.768	31	290	20934	7
E01023880	Watford 007C	Nascot	12.615	32	295	21101	7
E01023871	Watford 004D	Leggatts	12.554	33	296	21148	7
E01023888	Watford 008C	Park	12.493	34	298	21223	7
E01023892	Watford 002C	Stanborough	12.132	35	308	21638	7

Watford Borough Council Monitoring Report 2015

LSOA code (2015)	LSOA name (2015)	Ward	IMD 2015 Score	IMD 2015 Watford Rank	IMD 2015 Herts Rank	IMD 2015 National Rank	IMD 2015 National Decile
E01023856	Watford 006B	Callowland	11.353	36	332	22579	7
E01023879	Watford 007B	Nascot	9.941	37	366	24302	8
E01023890	Watford 002A	Stanborough	9.798	38	370	24459	8
E01023875	Watford 003C	Meriden	9.426	39	376	24918	8
E01023872	Watford 004E	Leggatts	9.023	40	387	25425	8
E01023893	Watford 002D	Stanborough	8.95	41	389	25516	8
E01023884	Watford 012C	Oxhey	8.605	42	406	25977	8
E01023907	Watford 001D	Woodside	8.38	43	410	26264	8
E01023895	Watford 005A	Tudor	8.029	44	418	26702	9
E01023896	Watford 005B	Tudor	6.402	45	476	28703	9
E01023882	Watford 012A	Oxhey	5.994	46	490	29194	9
E01023881	Watford 007D	Nascot	5.432	47	512	29833	10
E01023885	Watford 012D	Oxhey	4.49	48	551	30805	10
E01023898	Watford 005D	Tudor	4.215	49	563	31074	10
E01023894	Watford 002E	Stanborough	4.049	50	569	31234	10
E01023878	Watford 007A	Nascot	3.626	51	589	31637	10
E01023887	Watford 008B	Park	2.302	52	648	32506	10
E01023889	Watford 008D	Park	1.78	53	674	32697	10

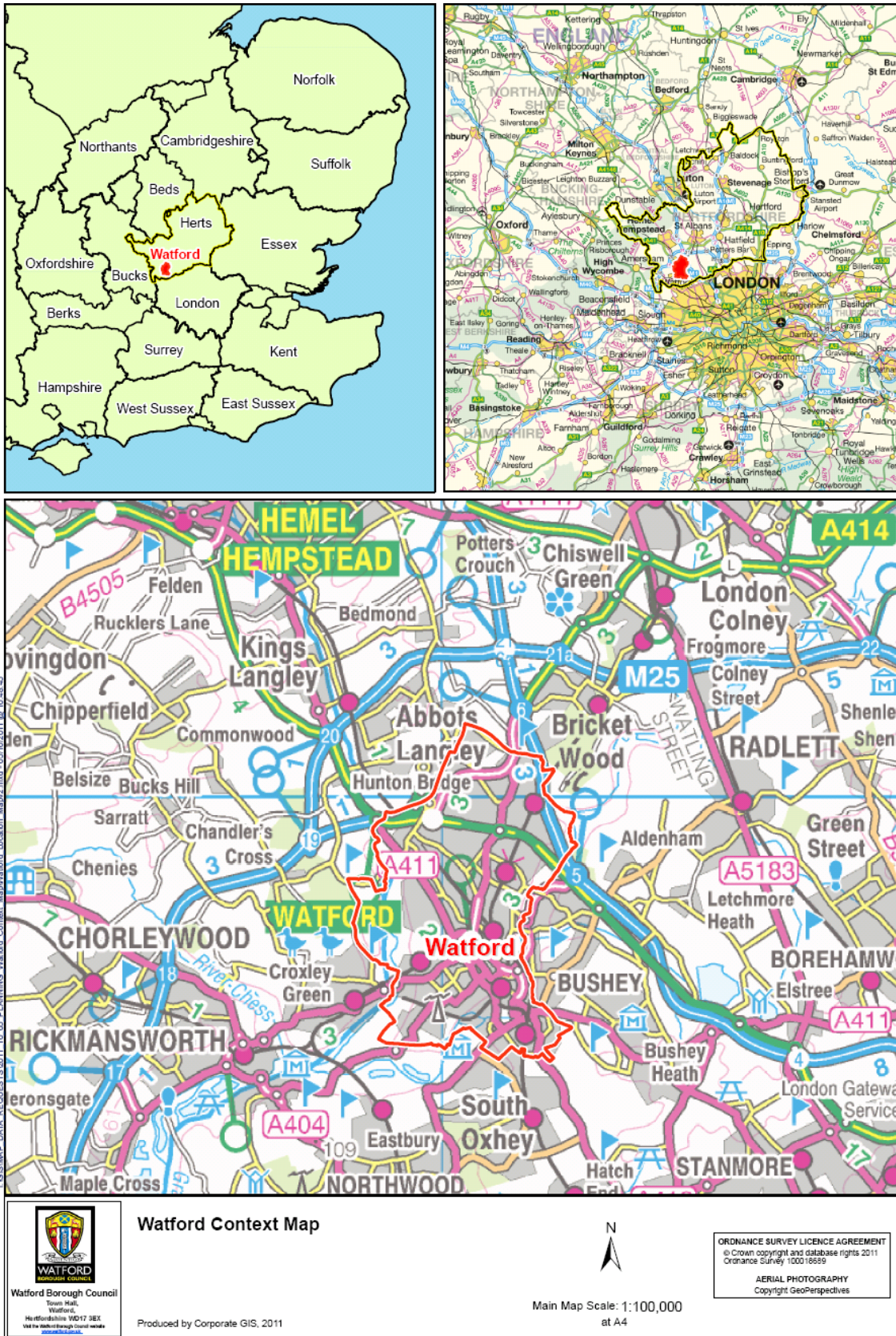
Table compiled by WBC, Planning Policy

Data source: The English Indices of Deprivation 2015 <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

N.B. Lower Layer Super Output Areas (LSOAs) now number 32,844 in England (32,482 in IMD 2010), of which the LSOA with a rank of 1 is the most deprived and 32,844 the least deprived. There are now 690 LSOAs in Hertfordshire (683 in IMD 2010) and 53 LSOAs remain in Watford. LSOAs are small areas or neighbourhoods of relatively even size (around 1,500 people).

LEGEND	
	Watford LSOAs that fall within the 10% (first decile) most deprived in the specified area
	Watford LSOAs that fall within the 20% (first quintile) most deprived in the specified area

14. Appendix 3. Watford Context Map



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

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

16. Appendix 5. Outstanding allocated sites without planning permission @ 31/3/15

Site ID. Number	Address	Net gain where known or estimated gain	Estimated Likelihood of proceeding / Current Use	Current year 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	2029/30	2030/31	Totals
Hse 3 (SHLAA rejected site NAS 16)	1-22 Bromet Close	30 (estimate)	No recent apps - appears unlikely																		Not included in trajectory
Hse 12 (SHLAA accepted site CEN 80)	Ladys Close	2 (SHLAA estimate)	No recent apps - appears unlikely																		Not included in trajectory
Residue of Hse Site 14 (SHLAA accepted site PAR 34)	Metropolitan Stn Approach	100 (estimate)	Site encompassing residue H14 put forward in site allocations consultation by London Underground													50	50				100
Hse 21 (SHLAA accepted site part of VIC 17/18)	R/O Red Lion Garage, Vicarage Road	4 (estimate)	No recent apps - appears unlikely																		Not included in trajectory
Hse 25 (SHLAA accepted site OXH 11)	Council Depot Site	85 (SHLAA estimate)	Retained as WBC depot – not going forward as housing (P/P 01/00427/DC withdrawn 26/10/04)																		Not included in trajectory

Site ID. Number	Address	Net gain where known or estimated gain	Estimated Likelihood of proceeding / Current Use	Current year 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	2029/30	2030/31	Totals
Hse 28 (SHLAA accepted site WOD 35)	Adj. Leveret Close	6 (SHLAA estimate)	No recent apps - appears unlikely																		Not included in trajectory
Hse 29 (SHLAA accepted site CEN 28)	Opposite Reeds Orphanage, Orphanage Road	170 – (SHLAA estimate)	BT site - proposed as Employment site in Local Plan 2																		Not included in trajectory
RA6 (part of SHLAA accepted site CAL 20/31) also SPA 2 in CS 2006-31	Site around Watford Junction	1500 (estimate)	Likely – discussions ongoing between key parties involved – planning application expected in 2016 for first 600 units					200	200	200	120	130	130	130	130	130	130				1500
Totals				0	0	0	0	200	200	200	120	130	130	130	130	180	180	0	0	0	1600

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

17. Appendix 6. Housing Sites listed in WDP 2000 – Status @ 31/3/15

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

WDP 2000	Housing Proposal Site Address	Approx. capacity	Actual Units (where known)	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Comment as at 31/03/14 (sites which have not been wholly developed are in bold).
2	Watford Fields Pumping Station	51	59	-	-	-	-	-	-	Completed 2002-03
3	1-22 Bromet Close	30		LP	LP	LP	LP	LP	LP	No recent planning applications received - appears unlikely to proceed
5	103-111 Queens Avenue	16	24	-	-	-	-	-	-	Completed 2003-04
7	111 Langley Road	14	24	-	-	-	-	-	-	Completed 2005-06
8	R/O 285-289 Sheepcot Lane (previously R/O 277-289)	9	7	-	-	-	-	-	-	Completed 2003-04
9	201 & adjacent High Street	10	17	-	-	-	-	-	-	Completed 2001-02
12	Lady's Close	2		LP	LP	LP	LP	LP	LP	Lapsed planning permission, no recent applications received - appears unlikely
14	Metropolitan Station Approach	210	305	-	-	-	-	-	-	271 completed 05/06 and 34 completed 06/07. (Planning application 01/00320/FUL granted 28.3.03 & 05/00072/FUL granted 5.4.05)
Resi - due of 14	Strip of land (by railway) at Met. Station App.	96		-	-	-	-	-	-	Site encompassing residue H14 put forward in site allocations consultation (Nov-Dec 2013) by London Underground
15	(part of) Abattoir Site, Vicarage Road, known as EDF site, Vicarage Road	26	86	-	-	-	-	-	-	Completed 2007-08
16	Rounton, 28 Nascot Wood Road	19	19	-	-	-	-	-	P	Planning application 13/00450/OUTM for 20 units, 19 net, approved 29/ 7/13. (Ancient woodland reduced capacity)

WDP 2000	Housing Proposal Site Address	Approx. capacity	Actual Units (where known)	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Comment as at 31/03/14 (sites which have not been wholly developed are in bold).
17	59-63 Langley Road & 1 Langwood Gardens	13	22	-	-	-	-	-	-	Planning application 04/00670/OUTM granted 27.9.04 – completed 06-07
18	North Orbital Road	76		-	-	P	P	P	U/C	Majority of site completed 2004-05. Additional planning permissions 11/00057/FULM approved 31/3/11 for 11 units & completed 2013/14; 11/00388/FUL approved 17/8/11 for 8 units, & 12/00164/FUL approved 3/4/12 for 9 units, both under construction
19	Watford College Annex, Gammons Lane	26	50	-	-	-	-	-	-	Completed 2003-04
20	790-794 St. Albans Road	7	16	-	-	-	-	-	-	Planning application 04/00549/FULM granted 26.8.04 - completed 06-07
21	R/O Red Lion Garage, Vicarage Rd	4		LP	LP	LP	LP	LP	LP	No recent planning applications received - appears unlikely to proceed
24	Cassio College, Langley Road, West Herts Site	135	223	P	P	UC	UC	UC	C	Planning Brief & 08/01378/FULM approved 9/3/09 for 223 dwellings, completed 2013/14
25	Council Depot Site, Wiggenhall Road	85		-	-	-	-	-	-	Planning application 01/00427/DC withdrawn 26/10/04 (as of 2007, this will remain the Council Depot, so will not proceed as a Housing Site)
26	Site bordering Hertsmere and Railway, Blackwell House, adjacent 28 -34 The Larches	38	50	-	P	P	P	P	U/C	Outline permission 09/00905/OUTM for 50 units & reserved matters 11/00707/REM granted 2010/11 – started 2013/14; (forms part of larger development of 180 units - remainder within Hertsmere)
27	Rear of 139-143 Rickmansworth Road (25-31 King Georges Avenue)	21	14	U/C	P	P	P	P	P	Planning application 04/01189/FULM granted 21/03/05 and 06/00170/VAR granted 10.8.06 for 14 dwellings– 10 in total completed by 2008-09-remainder seems unlikely
28	Adj. Leveret Close	6		-	-	-	-	-	-	No recent planning applications received - appears unlikely to proceed
29	Site opposite Reeds Orphanage	170		-	-	-	-	-	-	No recent planning applications received - appears unlikely to proceed (BT site)
30	112-114 Langley Road	5		-	-	-	-	-	-	Completed 2001-02

18. Appendix 7. Summary of 5 Year Assessment of Housing Supply @ 31/3/15

KEY

Five year supply period	
Excluded sites/units from trajectory calculations	

Page 138

Reference H= Allocated Housing sites (WDP2000) RA= Key Devt. sites (WDP2000) SPA= Special Policy Area (Core Strategy 2006-31)	Application Reference	Address	Proposed Units	Net Commitments	Application Type	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Five year supply totals	Total Identified Supply 2014-31	Available in year estimated	Suitable	Achievable in year estimated
	14/00262/FULM	Rembrandt House, Whippendell Road, Watford, WD18 7PW	40	40	Full		40					40	40	✓	✓	✓
	14/00531/FULM	36 Clarendon Road, Watford, WD17 1HA	34	34	Full		34					34	34	✓	✓	✓
SUB-TOTAL NET COMMITMENTS UNDER CONSTRUCTION						0	74	0	0	0	0	74	268			
SPA3	14/00511/OUTM	Watford General Hospital Site, Vicarage Road and surrounding land, WD18 0HB	681	681	Outline				113	113	113	339	681	✓	✓	✓
SUB-TOTAL NET COMMS. WITH OUTLINE PERMISSION						0	0	0	113	113	113	339	681			
H1/16	14/00497/REM	28 Nascot Wood Road, Watford, WD17 4SD	20	20	Reserved Matters	5	15					15	20	✓	✓	✓

Reference H= Allocated Housing sites (WDP2000) RA= Key Devt. sites (WDP2000) SPA= Special Policy Area (Core Strategy 2006-31)	Application Reference	Address	Proposed Units	Net Commitments	Application Type	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Five year supply totals	Total Identified Supply 2014-31	Available in year estimated	Suitable	Achievable in year estimated
	14/01617/VAR	52A - 56 High Street, Watford, WD17 2BS	56	56	Variation of Condition		56					56	56	✓	✓	✓
	11/00952/FULM	Rembrandt House, Whippendell Road, Watford	107	67	Full			67				67	67	✓	✓	✓
	14/01230/FUL	Land Off, North Western Avenue, Watford, WD25 0RJ	34	34	Full		16	18				34	34	✓	✓	✓
	14/00827/FUL	Horwood Court, Hillrise Avenue, Watford, WD24 7NG	33	32	Full			32				32	32	✓	✓	✓
	14/01574/FULM	Mecca Bingo, 19 King Street, Watford, WD18 0BW	25	25	Full		25					25	25	✓	✓	✓
	13/00863/FULM	32 Clarendon Road, Watford, WD17 1JJ	22	22	Full				22			22	22	✓	✓	✓
	13/01082/FULM	275-277 St. Albans Road, Watford, WD24 5BJ	18	18	Full			18				18	18	✓	✓	✓
	12/01263/EXT	35/37 Marlborough Road, Watford, WD18 0QD	17	17	Full			17				17	17	✓	✓	✓

Reference H= Allocated Housing sites (WDP2000) RA= Key Devt. sites (WDP2000) SPA= Special Policy Area (Core Strategy 2006-31)	Application Reference	Address	Proposed Units	Net Commitments	Application Type	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Five year supply totals	Total Identified Supply 2014-31	Available in year estimated	Suitable	Achievable in year estimated
	14/00859/FULM	Boundary Way, Watford	16	4	Full		4					4	4	✓	✓	✓
	12/00306/FULM	9 Station Road, Watford, WD17 1AP	14	14	Full		14					14	14	✓	✓	✓
	12/00353/FULM	24 - 30 King Street, Watford, WD18 0BP	14	14	Full		14					14	14	✓	✓	✓
	04/00241FUL	35 Rickmansworth Road, Watford	12	12	Full							0	12	✓	✓	✓
	14/01231/FUL	Land Off Dodd Road, Watford, WD24 5DF	10	10	Full			10				10	10	✓	✓	✓
	14/01613/JPD	Arliss Court, 24 Clarendon Road, Watford	42	42	Prior Approval			42				42	42	✓	✓	✓
	14/01081/JPD	SEMTA House, 14 Upton Road, Watford, WD18 0JT	26	26	Prior Approval			26				26	26	✓	✓	✓
	15/00112/JPD	58 - 68 The Parade, High Street, Watford, WD17 1AH	15	15	Prior Approval		15					15	15	✓	✓	✓
	13/01024/JPD	Archway House, Orphanage Road, Watford, WD17 1PG	15	10	Prior Approval		10					10	10	✓	✓	✓

Reference H= Allocated Housing sites (WDP2000) RA= Key Devt. sites (WDP2000) SPA= Special Policy Area (Core Strategy 2006-31)	Application Reference	Address	Proposed Units	Net Commitments	Application Type	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Five year supply totals	Total Identified Supply 2014-31	Available in year estimated	Suitable	Achievable in year estimated
	12/00855/FUL	187 - 189 Harwoods Road, Watford, WD18 7RP	16	14	Full		14					14	14	✓	✓	✓
SUB-TOTAL NET COMMS. WITH DETAILED PERMISSION UNDER 10 UNITS							38	88	34	0	0	160	232			
SUB-TOTAL NET COMMS. WITH DETAILED PERMISSION (NOT STARTED)							221	318	56	0	0	595	680			
SUB-TOTAL ALL PLANNING PERMISSIONS							295	318	169	113	113	1008	1629			
SPA 2 in CS 2006-31 & RA6 in WDP2000		Watford Junction	1500	1500					200	200	200	600	1500	✓	✓	✓
Site encompassing residue H14 put forward in site allocations consultation by London Underground		Remainder - Met Stn App	100	100									100	✓	✓	✓
	Pre-application discussions	Chalk Hill House, 8-12 Chalk Hill, approx. 100 units	100	100						50	50	100	100	✓	✓	✓
	14/00512/OUTM received 1/4/14 - decision pending	Farm Terrace allotments	69	69									69	✓	✓	✓

Reference H= Allocated Housing sites (WDP2000) RA= Key Devt. sites (WDP2000) SPA= Special Policy Area (Core Strategy 2006-31)	Application Reference	Address	Proposed Units	Net Commitments	Application Type	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Five year supply totals	Total Identified Supply 2014-31	Available in year estimated	Suitable	Achievable in year estimated
Conservative windfall allowance from year 6 (based on small windfall annual average only since 2001-02)			660	660									660	✓	✓	✓
	15/00300/FULM rec'd 19/2/15 - p/p granted 24/7/15	Rembrandt House (conversion of retained building)	43	43	Full		43					43	43	✓	✓	✓
	15/00413/FULM rec'd 18/3/15 pending	23,25&25a St.John's Road		40	Full		40					40	40	✓	✓	✓
SUB-TOTAL OF IDENTIFIED SITES							83	0	200	250	250	783	2512			
TOTAL OF ALL PROJECTED COMMITMENTS							378	318	369	363	363	1791	4141			
Excluded sites/units from trajectory calculations																
H1/27	04/01189/FULM	25-31, King Georges Avenue, R/O 139-143 Rickmansworth Road, Watford	14	4	Full									?	✓	?
SPA 6 in CS 2006-31	Proposed use uncertain at present (whether resi / employment)	Ascot Road	300											?	?	?

Reference H= Allocated Housing sites (WDP2000) RA= Key Devt. sites (WDP2000) SPA= Special Policy Area (Core Strategy 2006-31)	Application Reference	Address	Proposed Units	Net Commitments	Application Type	Five year supply totals					Total Identified Supply 2014-31	Available in year estimated	Suitable	Achievable in year estimated
						2015/16	2016/17	2017/18	2018/19	2019/20				
H29	BT site in use - no recent apps/interest - tbc	Opposite Reeds Orphanage, Orphanage Road	78									?	✓	?
H28	No recent apps/interest	Adj. Leveret Close	8									?	✓	?
H12	No recent apps/interest	Lady's Close	3									?	✓	?
H3	No recent apps/interest	1-22 Bromet Close	30									?	✓	?
H21	No recent apps/interest	R/O Red Lion Garage, Vicarage Road	4									?	✓	?
H25	WBC decided to retain as WBC depot	Council Depot Site, Wiggshall Rd	85									x	✓	x

Five Year Housing Land Supply Assessment as at 31 March 2015

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

The method used for assessing when deliverability of each permission or site is likely to come forward is based on the criteria contained in Paragraph 47 of the NPPF, taking into account such factors as whether the development has started, whether planning permissions are full or outline and when they will expire, discussions with Development Management or developers on progress or when/if likely to proceed. Monitoring data also shows that, historically, non-implementation rates, known as slippage, of planning permissions has been very low. As Watford does not have a record of persistent under-delivery of housing (the average delivered over the nine years (2006-2015) of the plan period is 402 p.a. - see housing trajectory Figure 5-1/Table 5-1), there is a requirement for a buffer of 5% rather than 20%. Additionally, Watford has a high incidence of windfall delivery (see Table 5-2) but no windfall allowance has been included within the five year assessment to avoid any possibility of double-counting (a conservative allowance has been made within the housing trajectory from year 6 onwards of 66 units per annum).

The first year of the trajectory period, looking forward is 2015/16 which is the current year during which the AMR 2015 is compiled, and the expected number of dwellings likely to be completed has been identified as 267, the majority of the developments under construction.

The current year is not included as part of the five year assessment, which covers the following five years between 1 April 2016 to 31 March 2021. Sites included in the five year assessment are a combination of sites with planning permission that are under construction; sites with unimplemented planning permissions; allocated housing sites that are expected to come forward and other sites identified for housing.

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

- The **Core Strategy** covers the period 2006-07 to 2030-31, where we are seeking a minimum 6,500 dwellings over 25 years.
- Taking into account the total completions of 3,615 units between 2006/07 and 2014/15 already delivered, this equates to 2,885 units remaining to be achieved and a residual annual requirement of 180 dwellings for the remaining period ($6,500 - 3,615 = 2,885 / 16 = 180$). This corresponds to a five year housing requirement of 900 (y) dwellings ($180 * 5 = 900$).
- The number of projected completions between 2016/17-2020/21 has been identified as 1,791 (x).
- **The five year land supply is calculated as (x/y) *100. Watford's 5 year housing land supply is $(1,791/900)*100=199.0\%$** which is above the National Planning Policy Framework requirement of 105%.

We also have a sufficient supply to cover the annual average target of 260 homes ($260 * 5 = 1300$) for more than five years.

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

Additional sites may come forward – sites have been assessed and published for consultation as part of the Site Specific Allocations DPD process within the proposed Local Plan Part 2 – for more details, see www.watford.gov.uk/ldf
 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 2006-15.

Theme – Business Development	Indicator no.	Indicator by Use Class		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Total 2006/07 to 2014/15
'B' Use Class completions	BD1 (i)	Sq.m. of completed employment floorspace in Watford LA		Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Total 2006/07 to 2014/15
		B0	Gross	2042	4021	0	0	0	0	0	0	0	6063
			Net	-420	3898	-3400	-468	0	0	0	0	0	-390
		B1	Gross	680	198	0	186	51	3320	316	324	0	5075
			Net	-1755	198	-648	-260	-281	2924	-3016	324	-38	-2552
		B1a	Gross	813	428	1398	1034	1408	2400	490	460	596	9027
			Net	-758	-9185	-599	663	-582	887	-991	-5783	-9680	-26028
		B1b	Gross	0	0	0	0	0	180	0	0	0	180
			Net	0	0	0	0	0	180	0	0	0	180
		B1c	Gross	0	0	222	120	324	2302	0	1825	0	4793
			Net	-125	0	-405	-192	324	-880	-1579	-907	-439	-4203
		B2	Gross	289	2065	0	446	671	0	3460	0	0	6931
			Net	-700	-8000	0	446	321	-11882	3460	-1168	-823	-18346
		B8	Gross	880	0	1126	2366	216	10470	1155	2095	715	19023
			Net	-838	-3255	616	1007	-1302	7389	-423	-18627	360	-15073
		Totals	Gross	4704	6712	2746	4152	2670	18672	5421	4704	1311	51092
			Net	-4596	-16344	-4436	1196	-1520	-1382	-2549	-26161	-10620	-66412

Theme – Business Development	Indicator no.	Indicator by Use Class		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Total 2006/07 to 2014/15		
		Sq.m. of completed employment floorspace within employment areas		Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Total 2006/07 to 2014/15		
'B' Use Class completions	BD1 (ii)	B0	Gross	2042	4021	0	0	0	0	0	0	0	6063		
			Net	-420	3898	0	-468	0	0	0	0	0	3010		
		B1	Gross	0	76	0	186	0	0	0	0	324	0	586	
			Net	-520	76	-592	186	-210	0	-3332	324	-38	-4106		
		B1a	Gross	515	0	130	284	702	1002	402	98	0	3133		
			Net	515	-4040	130	284	627	235	-241	-2504	-8366	-13360		
		B1b	Gross	0	0	0	0	0	0	0	0	0	0	0	
			Net	0	0	0	0	0	0	0	0	0	0	0	
		B1c	Gross	0	0	222	0	309	2302	0	1671	0	4504		
			Net	0	0	178	0	309	-880	-1154	-919	0	-2466		
		B2	Gross	289	1397	0	0	320	0	3332	0	0	5338		
			Net	289	1397	0	0	-30	-8071	3332	-1168	-823	-5074		
		B8	Gross	880	0	543	2266	216	9974	1094	2095	80	17148		
			Net	880	-1397	543	1128	-469	6893	-434	-13334	40	-6150		
				Totals	Gross	3726	5494	895	2736	1547	13278	4828	4188	1311	38003
					Net	744	-66	259	1130	227	-1823	-1829	-17601	-9187	-28146

Theme – Business Development	Indicator no.	Indicator by Use Class	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Total 2006/07 to 2014/15		
'B' Use Class completions	BD2	Gross gain and % of completed employment floorspace on PDL		Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Total 2006/07 to 2014/15		
		B0	Gain on PDL	2042	4021	0	0	0	0	0	0	0	6063	
			% on PDL	100%	100%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	
		B1	Gain on PDL	680	198	0	186	51	3320	316	324	0	5075	
			% on PDL	100%	100%	N/A	100%	100%	100%	100%	100%	100%	N/A	100%
		B1a	Gain on PDL	813	428	1398	1034	1408	2400	490	460	596	9027	
			% on PDL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		B1b	Gain on PDL	0	0	0	0	0	180	0	0	0	180	
			% on PDL	N/A	N/A	N/A	N/A	N/A	100%	N/A	N/A	N/A	N/A	100%
		B1c	Gain on PDL	0	0	222	120	324	2302	0	1825	0	4793	
			% on PDL	N/A	N/A	100%	100%	100%	100%	N/A	100%	N/A	100%	100%
		B2	Gain on PDL	289	2065	0	446	671	0	3460	0	0	6931	

Theme – Business Development	Indicator no.	Indicator by Use Class		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Total 2006/07 to 2014/15
		BD2 cont.	B2 cont.	% on PDL	100%	100%	N/A	100%	100%	N/A	100%	N/A	N/A
		B8	Gain on PDL	880	0	1126	2366	216	10470	1155	2095	715	19023
			% on PDL	100%	N/A	100%	100%	100%	100%	100%	100%	100%	100%
		Totals	Gain on PDL	4704	6712	2746	4152	2670	18672	5421	4704	1311	51092
			% on PDL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Employment Land Supply	BD3 (i)	Sites allocated for employment in WDP 2000.		<p>The Core Strategy (adopted January 2013) allocates Special Policy Areas for major mixed use regeneration schemes: SPA2 Watford Junction, SPA3 Health Campus, 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.</p> <p>N.B. Area of land in hectares does not necessarily equate to floorspace sq.m, which can be over a number of floors.</p>									

Theme – Business Development	Indicator no.	Indicator by Use Class	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Total 2006/07 to 2014/15	
Employment Land Supply	BD3 (ii)	Sites for which planning permission has been granted for employment use but not yet implemented @ 31 March annually	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares		
		B0	2.77	1.66	1.66	0.58	0	0	0	0	0	N/A	
		B1	0.42	0.03	0.09	0.42	7.00	6.65	6.02	5.98	0.47	N/A	
		B1a	0.86	3.07	0.97	1.1	0.76	0.49	0.48	0.12	0.41	N/A	
		B1b	0	0.00	0	0	0.00	0	0.12	0.12	0.12	N/A	
		B1c	0.12	0.00	0.08	0.08	0.57	0.54	0.89	0.27	0.58	N/A	
		B2	0.38	0.24	0.59	0.59	1.47	1.13	1.16	1.18	0.51	N/A	
		B8	1.11	1.24	1.12	1.16	3.17	1.4	3.11	3.23	4.84	N/A	
		Totals	5.66	6.24	4.5	3.92	12.98	10.19	11.78	10.89	6.94	N/A	
Theme – Town Centre Uses	BD4 (i)	Sq.m. of completed retail, office and leisure development within TC - boundary as per the Watford District Plan 2000.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Total 2006/07 to 2014/15	
		A1	Gross	0	445	0	0	11	0	218	604	645	1923
			Net	-663	-323	-609	-884	-216	-109	-133	529	-1004	-3412
		A2	Gross	0	0	133	145	386	109	307	235	0	1315
			Net	-266	0	-91	-315	315	-468	307	93	0	-425

Theme – Business Development	Indicator no.	Indicator by Use Class		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Total 2006/07 to 2014/15
	BD4 (i) cont.	B1a	Gross	298	0	489	0	0	0	0	155	0	942
			Net	-638	0	237	-140	-225	-83	0	-1327	-515	-2691
		D2	Gross	0	0	0	0	1185	323	0	0	0	1508
			Net	0	0	0	0	-300	323	0	0	0	23
	BD4 (i) cont.	Gross gain in TC as % of gross gain in LA		Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	
		A1		0%	100%	0%	0%	2%	0%	18%	7%	72%	N/A
		A2		0%	0%	75%	50%	33%	47%	67%	68%	0%	N/A
		B1a		37%	0%	35%	0%	0%	0%	0%	34%	0%	N/A
		D2		0%	0%	0%	0%	42%	13%	0%	0%	0%	N/A
	BD4 (ii)	Sq.m. of completed retail, office and leisure development in LA		Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.
		A1	Gross	777	445	778	184	482	1069	1196	8169	890	13990
			Net	114	-120	-266	-1743	-230	349	360	7277	-2301	3440
		A2	Gross	0	465	177	288	1164	233	459	345	217	3348
			Net	-305	465	-47	-257	918	-393	311	115	-702	105
		B1a	Gross	813	428	1398	1034	1408	2400	490	460	596	9027
			Net	-758	-9185	-599	663	-582	887	-991	-5783	-9680	-26028
		D2	Gross	240	330	4955	0	2798	2443	463	1374	2863	15466
			Net	-1218	210	4955	0	1000	2443	463	-1323	-397	6133

N.B. Totals may not sum due to rounding

Executive Summary

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

The AMR must be prepared and published at least once a year in accordance with planning regulations, and Watford's Monitoring Report has been delivered annually since such regulations came into force in 2005.

Watford's Monitoring Report 2015 covers the period 1 April 2014 to 31 March 2015. 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.

Key results on the delivery of the Local Plan Part 2 and impacts being made on the Core Strategy key objectives are supplied here in the Executive Summary.

Planning Policy Delivery

- A second consultation on the Local Plan Part 2 took place 17 December 2014 to 4 February 2015; a further focussed consultation on proposals for a primary school on land off Bedford Street was undertaken from 24 June to 22 July 2015. Following these consultations, changes are being made to some policies, and additional evidence is being commissioned to support the plan prior to publication. Some additional policies are proposed which are subject to consultation from December 2015 to February 2016, ahead of publication stage. This means that the original publication, submission and adoption dates are delayed and a revision to the LDS will be required.
- After being found sound by an independent Examiner, the council adopted the Watford Community Infrastructure Levy (CIL) Charging Schedule on the 19 November 2014, for implementation from the 1 April 2015. Planning applications determined on or after the 1 April 2015 may therefore be subject to CIL.
- The conservation area Character Appraisal document for Oxhey was adopted by the council in July 2014, following designation as a conservation area in 2013. The council has committed to updating the Character Appraisals for the conservation areas every five years and four draft revised Character Appraisals on the Civic Core, Estcourt, Nascot and St Mary's Conservation Areas have been produced. A four week consultation was undertaken from 6 November until 4 December 2015.

A family-friendly town centre

- Major improvement works were carried out to the town centre and completed in the summer of 2014. These included new street furniture, lighting, trees and paving, with enhancements to the pond and a new events space, which has succeeded in hosting all kinds of events such as the Imagine festivals, the Big Skate – the outdoor ice rink, the Big Beach and the Big Screen. The Parade is also hosting a German Christmas market for the first time in 2015.
- Works are taking place on a major improvement project at Cassiobury Park, with completion estimated spring 2017. Plans include: a revamped pools facility; a new sustainable park hub building, which will include catering facilities, park management office, changing facilities, toilets, visitor centre and education/community room; improving the Cha café tea pavilion and providing an on site park manager, community park ranger and education officer.
- The project to transform Charter Place project in Watford town centre began in November 2015. In addition to about 16 shops and 10 restaurants, a nine-screen IMAX cinema and leisure offer will be created. Part of the scheme includes a public square that will host a diverse events programme, such as street art and music shows.

Sustainable neighbourhoods

- **The net figure of 246 housing completions for 2014-15 is slightly less** than the annual average target of 260 additional homes but this is more than compensated for by delivery in previous years. Watford has delivered a total of 3,615 new homes between 2006/07 and 2014/15, an average of 402 per annum.
- A small number of housing completions, 11 homes over 3 sites, resulted from permitted development termed as prior approvals, equating to 4.5% of the total net completions. These prior approvals were changes of use from offices. A larger impact of the revised permitted development rights is expected in later years; all known permitted development for residential use not yet implemented in Watford is included in the housing trajectory and currently amount to 175 homes, 4.2% of the total housing commitments of 4,141 units at 31 March 2015.
- Watford can demonstrate a 5 year housing land supply of 199%, which is almost twice the National Planning Policy Framework requirement of 105%. The number of projected completions between 2016/17-2020/21 has been identified as 1,791 (x) and the five year supply is **(1,791/900)*100=199%**; this takes previous delivery into account in order to check if we are on target to reach the minimum 6,500 additional dwellings by 2031. We also have a sufficient supply to cover the annual average target of 260 homes (260*5=1300) for more than five years.

- There were 79 affordable dwelling completions in total during 2014/15, forming part of developments where the number of affordable homes achieved varied between 30% and 100% of the total residential units on each site; all conformed to the policy that applied at the time of permission.
- 90.8% of all homes completed this year were on previously developed land, above our local target of 80%.
- The council is guided in granting planning permission by recommendations from the Environment Agency (EA), including advice on flood risk and water quality. There was one initial objection received on the grounds of flood risk but the scheme was subsequently amended and received positive comments from the Environment Agency at a later stage.
- 100% of employment development took place on previously developed land, exceeding the Core Strategy target of 90%. No greenfield land has been used for any employment development in the district during the period monitored since 2006/07.

Enhance Watford's regional economic and transportation role

- The planning permission incorporating both outline and detailed elements for the mixed-use Watford Health Campus was issued by the council on the 6 January 2015. Work has started on the building of the new road to improve access to Watford Hospital and the surrounding areas. Additionally, works started on the Charter Place project in November 2015, which will ultimately create a 1.4 million sq.ft. single retail and leisure destination.
- Watford's Core Strategy seeks a minimum of 7,000 additional jobs in the district between 2006-2031. The latest published data from the EEFM, (dated 8 January 2015) suggest a scale of job growth in Watford of 10,200 from 2006 to 2015; the EEFM projections imply total job growth of 18,100 for the period 2006 to 2031. It is considered that the redevelopment of Charter Place should create about 1,900 new jobs and that the Watford Health Campus project should create a further 1,000 jobs.
- Unemployment rates across most of the county have been steadily decreasing since 2011, dropping more markedly since 2013. Watford's claimant count has decreased by 45.3% between July 2013 and 2015 to 919, a proportion of 1.5%, the lowest it has been since pre-recession in 2008.

- There were minimal gains to employment floorspace in the B use classes during 2014/15. A net loss of 10,620 sq.m. of employment floorspace has occurred during the past year, with over 91% of the reduction in office space. Most of the loss of office floorspace was due to 3 changes of use in situations where exceptions to policy were considered justified - to a hotel in Clarendon Road, where it would support the wider business function, and to a gym and health facility in premises which had been vacant for some time. In response to the higher employment projections and the preparation of up to date evidence on the need for employment space in future, we expect to seek additional office space to replace such losses and provide for expected increases in the demand for office space. This need is a material consideration in determining planning applications now, and is being addressed through the emerging policies and allocations in Local Plan Part 2.
- Most of the office redevelopment overall had planning permission rather than taking place under the prior approvals procedure associated with permitted development rights, which only accounted for around 450 sq.m. loss of office floorspace. However, a larger impact of the revised permitted development rights is expected in later years from the prior approvals not yet implemented. Just over half of the total proposed (with planning permission, not yet implemented) gross loss of employment floorspace of almost 34,200 sq.m. is to office floorspace, nearly 17,500 sq.m. The majority of the proposed gross loss to office floorspace, 55%, is due to the revised permitted development rights which came into effect in May 2013, termed as prior approvals, most of which are changes of use to residential.
- Latest figures on the count of active enterprises in Watford show a mostly increasing trend, and business starts in Watford have increased significantly to 17.1% (750) of total active enterprises (4390) recorded, up from 11.9% the previous year and the number of business closures decreased to 10.8% (475) of active enterprises (2013 figures). This indicates greater confidence in and a healthier economy, which is reflected in figures nationally. However, the high percentage of business starts in Watford indicates that business activity is particularly buoyant here.
- At the end of October 2015, businesses voted to say yes to setting up a Business Improvement District (BID). A BID is a business-led partnership which enables coordinated investment in the management and marketing of a commercial area. It is set to deliver around £3 million of investment in a range of exciting town centre projects over the next five years and provide a coordinating voice to unite its businesses and communities.
- Final funding approval on the Metropolitan Line Extension (formerly known as the Croxley Rail Link) was agreed by the Government in March 2015. Preliminary works on the scheme will continue and it's expected that construction work will start during 2016.

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















- The sites proposed for primary school expansion/provision in the Local Plan Part 2 first consultation in 2013, have all been delivered: Lanchester Community Free School, Hempstead Road - an additional two-form entry school, opened in September 2014; Orchard School - the school has been expanded to a two-form entry primary school - a new 2 storey extension to the school was opened in March 2015; Ascot Road Community Free School - a new two-form entry primary school opened in September 2014 in the Lanchester Building, Hempstead Road and moved into the new purpose built site in Ascot Road in June 2015. Ascot Road is part of Special Policy Area 6: Western Gateway. The council will continue to work with landowners and developers of the Ascot Road site in order to deliver further employment opportunities and other aspirations of Policy SPA 6.
- Watford Health Campus is a major regeneration project to improve the area surrounding Watford Hospital and to provide an opportunity for hospital improvements on the site. Over the next 15-20 years about 750 homes, local retail, leisure and play facilities and public open space will be provided. The approved S106 planning agreement will provide monies for education provision, new and better bus services, local traffic calming, road improvement and junction works; it also requires 35% affordable housing on site.
- Carbon Dioxide emissions reduced in 2013 and there has been a mostly reducing trend in emissions in Watford since 2006, in line with policy objectives. There was an increase in emissions in 2012 but this was the same in 92% of local authorities across the country, due to the colder year.
- The council monitors air quality at several locations across the borough. On Rickmansworth Road site, close to the Town Hall, continuous 'real-time' monitoring of nitrogen dioxide and PM₁₀ particulates is undertaken. NO₂ concentrations have remained fairly constant and the annual mean objective of 40 g/m³ has not been exceeded during this time at this site.














Enhance Watford's environment, green infrastructure and heritage assets












- The amount of open space managed to Green flag Award standard has increased to 115.67 hectares in 2015, which represents 37% of Watford's total open space managed (311.31 hectares). Watford now has six award-winning parks, with Green Flags awarded in 2015 to St. Mary's Churchyard and Callowland Recreation Ground for the first time, following on from the addition of Oxhey Park in 2014. It is the seventh consecutive year that Woodside Playing Fields and Cheslyn Gardens have been awarded the Green Flag and the ninth year for Cassiobury Park. Cassiobury Park has also been named the 10th top park out of over 1500 in the 'Keep Britain Tidy People's Choice Awards'.
















- The council successfully bid for external funding from the Heritage Lottery Funding/BIG Lottery funding for Cassiobury Park; grants totalling £5million have been received, alongside WBC funding of up to £2 million, using monies collected from S106 planning agreements. The project includes reintroducing the historic and Grade II listed bandstand from outside the Town Hall, so it can be brought back into more use for arts, music and events in the park and the restoration of the historic 18th century Lime Avenue.
- The importance of open space and the Green Belt to Watford's predominantly urban environment is recognised and protected by Core Strategy Policy GI1: Green Infrastructure and GI2: Green Belt and additional saved policies from the Watford District Plan 2000. The Green Belt currently measures 407 hectares, equating to 19% of Watford's total area, and remains unchanged from last year.
- Watford Borough Council negotiates developers' contributions towards site specific infrastructure including affordable housing, open space and children's play space. In 2014/15, the amount of Section 106 contributions administered by Watford Borough Council that was used to fund schemes was £1,321,572. There is a programme of works using S106 funds and a large number of improvements have been implemented across the town, including the Colne River Project, Cherry Tree Allotments, Oxhey Park, Cassiobury Park and other local parks, play areas, recreation grounds and open spaces.













Reference table of target led results and trends from Watford's Monitoring Report 2015

Indicator Ref. No.	Description	Target	Result	On target	Change since previous year  increase  decrease  constant
Housing					
H1, H2 H2 a	Housing trajectory data - plan period and housing targets; net additional dwellings for both market and affordable housing in previous years	A minimum of 6,500 homes 2006-2031, average of 260 p.a.	Total of 3,615 new homes between 2006/07 and 2014/15, an average of 402 per annum		
H2b	Net additional dwellings for the reporting year for both market and affordable housing by LA	Maintaining an average of 260 net additional dwellings p.a.	246 homes		
H3	Five Year Housing Land Supply Assessment	Maintaining minimum 5 year housing supply of 105%	199.0%		
H5	New and converted dwellings on PDL	80% residential development on PDL	90.8%		
H6	Net additional pitches (gypsy and traveller)	20 Gypsy and Traveller pitches by 2021.	Zero extra pitches		
H7	Housing mix of affordable housing completions	20% social rent 65% affordable rent 15% intermediate	15% social rent 61% affordable rent 24% intermediate		Mix more in line with policy aim since last year

Indicator Ref. No.	Description	Target	Result	On target	Change since previous year  increase  decrease  constant
H8	Number of affordable housing completions and percentage of affordable homes on qualifying sites	35% affordable housing will be sought on major applications of 10 residential units and above (or sites of more than 0.5 ha)	Total 79 net affordable units. (Affordable housing provided was between 30% and 100% on all qualifying sites - all sites conforming with policy that applied at time of permission)		
Employment					
BD2	Total amount of additional employment floorspace completed on PDL	90%	100%		
BD6	Total number of jobs	A minimum of 7,000 additional jobs in local authority area between 2006-2031	East of England forecasting model (EEFM) suggests a scale of job growth of 10,200 from 2006 to 2015; the EEFM projections imply total job growth of 18,100 for the period 2006 to 2031. (Charter Place should create about 1,900 new jobs and the Watford Health Campus project should create a further 1,000 jobs.)		
BD12	Count of active enterprises in Watford	Increasing trend	4,390 (up from 4,035)		
BD14	Total claimant count and change	Decreasing trend	Decreased to 919 claimants, a ratio of 1.5% in July 2015		

Indicator Ref. No.	Description	Target	Result	On target	Change since previous year  increase  decrease  constant
			(down by 45.3% over 2 years from 1,681 claimants, a ratio of 2.7% in July 2013)		
BD15	GCSE results: percentage of pupils achieving 5+ A* - C by school location	Increasing trend	73.8% - better than national average of 65.8% (not comparable to earlier years due to changes in methodology)		
BD16	Qualifications of working age resident population	Increasing trend	Mixed results 42.2% with NVQ4+ (down from 48.1%) 60.9% with NVQ3+ (up from 59.8%)		
Sustainable Development					
S1	Number of planning permissions granted contrary to Environment Agency (EA) advice on flooding and water quality grounds	No planning permissions granted contrary to EA advice - any objections subsequently withdrawn following fulfilment of recommendations	None		
S2	Average water consumption (litres per head per day –l/h/d)	Reducing trend	Decrease from 115.2 l/h/d in 2012/13 to 143.4 l/h/d in 2014/15 and reducing trend in previous years (no data for 2013/14). However, Affinity Water reports a margin of error (approx.10%) on current data supplied.		

Indicator Ref. No.	Description	Target	Result	On target	Change since previous year  increase  decrease  constant
S4	Per capita CO2 emissions in LA	Reducing trend	5.2, a decrease from 5.5 (with mainly decreases from 2005 when it was 6.5)		
S5	Air Quality and Air Management Areas	Improvement in quality	2009-2014 data on Town Hall site has remained fairly constant		
Green Infrastructure					
G3	Amount of open space managed to Green Flag award standard	Maintain the amount of open space managed to Green Flag award standard.	Increased to 115.7 hectares, with addition of Callowland Recreation Ground		
G4	Change in total open space	Maintain quantity and quality of open space	No change - 311.31 hectares		
G5	Maintain the general extent of the green belt	Maintain the general extent of the green belt	No change - 407 hectares		
Urban Design and Built Heritage					
U1	Housing Quality - Building for Life Assessments	Trend of scores of increasing quality desired	Unfortunately, the council has been unable to carry out the assessments for 2014/15 due to a lack of resources. Average for sites assessed for 2013/14 decreased to 9 from 9.5 in 2012/13.		

Indicator Ref. No.	Description	Target	Result	On target	Change since previous year  increase  decrease  constant
U2	Conservation character area appraisals completed	100% by 31/3/2012	100% achieved by 31/3/2012. N.B. Also, Oxhey was designated a conservation area in 2013 and the character appraisal document was adopted July 2014.		
U3	Conservation Area Management Plan	Consultation draft by 2013	Final draft adopted July 2013		N/A
U4	Buildings on buildings at risk register	Decreasing trend desired from 2011 baseline - National Register updated every 5 years	Restoration work has reduced the current number at risk by more than 70% - National Register update due 2016		
Transport					
T4	Travel to work mode shares	Increasing use of cycling, walking, public transport and reduction in travel by car mode desired	Decrease of 5.9% between 2001 census and 2011 census in those travelling to work by car (to 54.6% from 60.5%)		
T5	Watford's cycle route usage	Increasing trend	Usage has remained consistent across all four sites monitored in Watford		

PART A

Report to: Cabinet
Date of meeting: 18 January 2016
Report of: Head of Regeneration and Development
Title: Community Infrastructure Levy Governance

1.0 **SUMMARY**

- 1.1 Following the Council decision in November 2014 to implement the Watford CIL from April 2015, a requirement of the CIL regulations is to establish a CIL Governance structure to oversee the collection, auditing and spending of CIL monies.
- 1.2 This report proposes a governance structure overseen by Cabinet which will be the principal means by which CIL monies will be spent on the infrastructure necessary to support new development.
- 1.3 The protocol outlines the relationship of the Local Plan and other strategies to the Infrastructure Delivery Plan and the CIL Infrastructure Regulation 123 List. A mechanism is identified to prioritise CIL spending on eligible infrastructure which includes engagement with stakeholders and the local community. This also extends to updates of the Regulation 123 List.
- 1.4 Whilst these protocols will ensure that CIL is managed in an open way and in accordance with the CIL regulations, the Council has already committed £5.85 million of CIL and other developer contributions to the Metropolitan Line Extension which will leave only very limited funding for other infrastructure based on current income projections.
- 1.5 The report discusses a need to retain 5% of CIL income (as permitted under the CIL regulations) to contribute to the administration costs of CIL and the Exacom software.
- 1.6 There is also a discussion on the neighbourhood meaningful proportion and how this could be implemented in Watford.

2.0 **RECOMMENDATIONS**

- 2.1 That the CIL governance framework set out in this report be taken forward and form the basis upon which the Council will manage the spending of CIL receipts.
- 2.2 That Cabinet has overarching responsibility for the annual reporting of CIL and the allocation of CIL monies.

Contact Officer:

For further information on this report please contact: Ian Dunsford, Planning Policy Section Head
telephone extension: 8280 email: ian.dunsford@watford.gov.uk

Report approved by: Jane Custance, Head of Regeneration and Development.

3.0 DETAILED PROPOSAL

3.1 BACKGROUND

Watford Borough Council introduced a Community Infrastructure Levy (CIL) on 1 April 2015. This followed adoption by Full Council in November 2014.

- 3.2 CIL is the main way in which the Council now collects contributions from developers for infrastructure provision to support development planned in the Council's Local Plan. It largely replaces the use of Section 106 planning obligations with the exception of some site specific matters, affordable housing provision and for securing infrastructure associated with the redevelopment of Watford Junction, Heath Campus and Western Gateway Special Policy Areas identified in the Local Plan.
- 3.3 To date, more than £30,000 of CIL has been collected in the Borough. This relatively low figure is due to the fact that CIL is only paid once development commences. However the value of the liability notices issued is currently exceeding expectations but this does not mean that all the schemes they represent will be built. It will take a few years before the Council starts to receive more significant sums of money from the levy. Based on the amount of development allocated in the Council's Local Plan it is expected that the Council will receive approximately £200,000 annually in future years.
- 3.4 Watford Borough Council has the responsibility for prioritising the spend of the CIL which it retains. The overarching rule is that CIL must be spent on infrastructure to support the overall development of the area. This means supporting the development planned in the Council's Local Plan. Infrastructure includes things such as transport improvements, roads, pedestrian and cycle routes, sports and community facilities, libraries, schools and flood defences. CIL can be spent on both capital projects and revenue projects such as the maintenance of infrastructure. CIL **cannot** be spent on addressing current deficits in infrastructure provision unless those deficits are made worse by new development in the area. In these circumstances, the level of CIL spend would need to be limited to covering the pressure placed on this infrastructure by new development alone.
- 3.5 It is very unlikely that CIL will generate enough funds to completely cover the cost of new infrastructure needed to fully support planned development. There will be competing demands on this funding. With this in mind, it is important to ensure there are robust, accountable and democratic structures in place to ensure the spending of CIL funds are prioritised in the right way.
- 3.6 The approach for how decisions should be made on the prioritisation and spend of CIL

funds is set out from Section 3.8 below. This report requests approval of this approach.

- 3.7 There are a number of other decisions which the Council needs to make with respect to the use of CIL funds. These include the amount of CIL which should be retained for administrative purposes and how the 'Neighbourhood Funding' element of CIL should be applied.

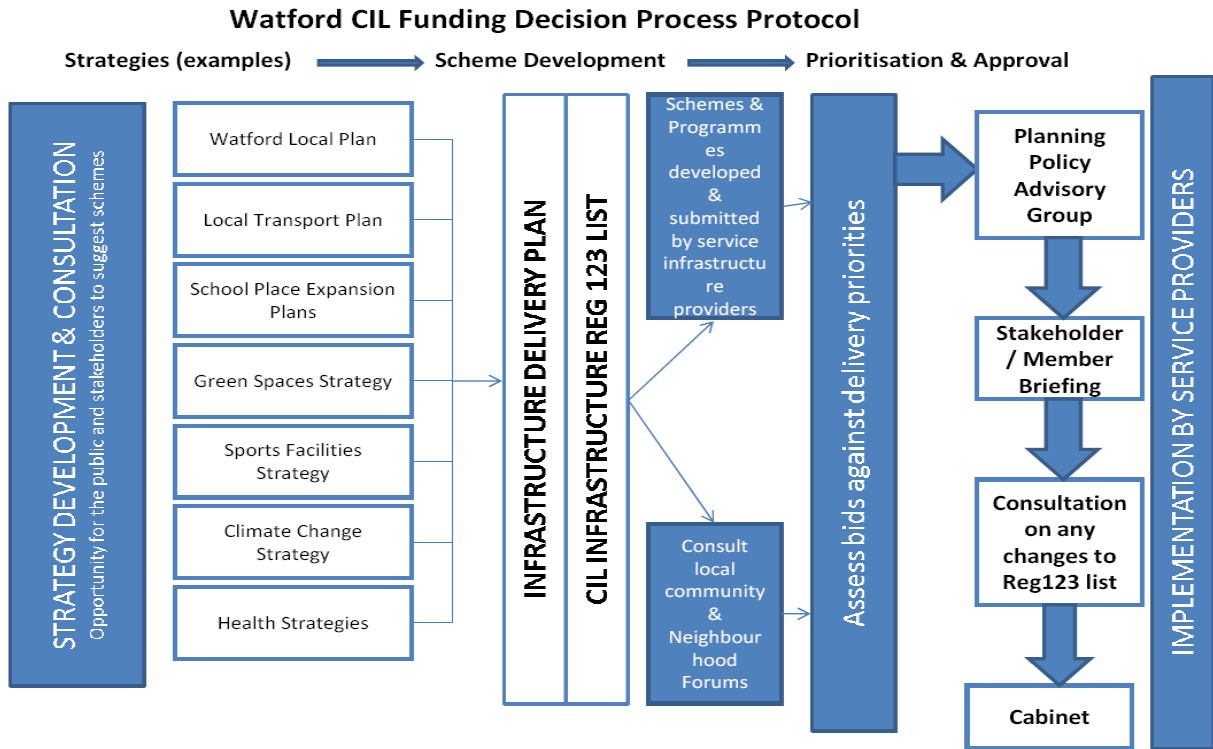
3.8 **CIL SPENDING AND GOVERNANCE PROTOCOL**

- 3.9 The majority of CIL funds will be held by the Council for spending on infrastructure to support the development planned in the Council's Local Plan. It is proposed that the allocation of this money to different infrastructure projects will be made through an annual programming process which will ultimately be agreed by Cabinet, similar to the way s.106 Planning Obligations are currently reported. This would need to take account of the Council's £5.85 million commitment to use CIL funding and other developer contributions to support the delivery of the Metropolitan Line Extension through to 2031.
- 3.10 This annual programming process will be supported by the Infrastructure Delivery Plan which will be prepared and updated annually in consultation with infrastructure service providers to provide evidence on the infrastructure needed to support development in the Local Plan.
- 3.11 Many of the infrastructure projects needed to support the plan have already been identified in the Infrastructure Delivery Plan (IDP) which accompanied the Local Plan Part 1. The IDP is a living document which requires periodic updates to reflect the delivery of infrastructure and the identification of new projects.
- 3.12 For each infrastructure project identified, the Infrastructure Plan will provide information on:
- timing of delivery
 - cost of delivery
 - funding from other sources
 - the size of the funding gap
- 3.13 The Infrastructure Delivery Plan may also identify and prioritise strategic infrastructure priorities which a proportion of CIL funds received each year may be reserved for.
- 3.14 The Council will also publish a Statement of CIL Accounts by the end of April. The statement will detail the amount of CIL funds in the bank as of 1st April together with a forecast of CIL funds to be received over the following three years. The forecast will be based on:
- Committed CIL funds. These are funds which will arise from the payment of instalments from development already commenced. Once development has commenced there is a legal duty to pay CIL in accordance with the instalment policy.
 - Potential CIL funds. These are funds that the Council may receive within

the four year period from liable development that has been permitted but has not yet commenced. There is less certainty that these funds will actually arise because if development never commences on a site, no CIL will be paid.

- 3.15 Following the publication of the CIL accounts, the Council will consult with infrastructure providers to understand any infrastructure needs arising from development commenced in the previous year. This will allow the Infrastructure Delivery Plan to be updated annually.
- 3.16 Once the evidence has been collated, officers will prepare a series of recommendations for the release of CIL funds for the financial year. These recommendations together with an updated Infrastructure Plan will be reported to the Planning Policy Advisory Group. The meeting will make recommendations to Cabinet on what CIL should be spent on within the financial year. Recommendations on what CIL may be spent on in future years may also be made.
- 3.17 The recommendations will be set out in a draft Annual CIL Spending Plan which will be signed off by the Council's Cabinet. Cabinet will also approve the annually updated Infrastructure Plan.
- 3.18 There may be occasions where the release of additional CIL funds are required for urgent or unforeseen infrastructure requirements after the annual spending plan has been agreed by Cabinet. In these cases a report will be taken to Cabinet for approval for the release of further funds.
- 3.19 It is proposed that the annual CIL programming process will begin in the financial year 2016/17 to allow enough time for CIL funds to sufficiently build up.
- 3.20 The Watford CIL Decision Process Protocol diagram below shows how this will work in practice.

3.21



3.22 SPENDING CIL ON ELIGIBLE INFRASTRUCTURE

The Infrastructure Delivery Plan sets out infrastructure projects that are eligible for CIL funding. Only projects that support the growth outlined in the Council’s Local Plan will be included in the Infrastructure Plan.

3.23 In order for a project to receive CIL funding in any given year it should be:

- included on the Council’s Regulation 123 list (see below)
- identified in the latest Infrastructure Delivery Plan
- deliverable within the financial year (i.e. work can start on the project in the financial year)
- broadly in line with the phasing of infrastructure delivery outlined in the Infrastructure Plan unless there are good reasons for earlier/later delivery.

3.24 Projects may be favoured where they lever in other funds that wouldn’t otherwise be available, particularly where those funds may not be available in future years. Projects will also be prioritised where it can be satisfactorily demonstrated that the particular infrastructure would otherwise not be delivered (for example, there are no other possible sources of funding or other funding sources are insufficient). Projects which have wider benefits, for example those that aid in delivering other strategies alongside the Local Plan, will also be prioritised. However in view of the Council’s recent £5.85m commitment of CIL and other developer contributions to the Metropolitan Line Extension in July 2015, available funding for other projects will be extremely limited for the foreseeable future.

3.25 THE CIL REGULATION 123 LIST AND FUTURE USE OF SECTION 106 PLANNING OBLIGATIONS

- 3.26 The CIL Regulations seek to ensure that developers are not double charged for a piece or type of infrastructure through both CIL and Section 106 Planning Obligations.
- 3.27 The Regulation 123 list sets out the types of infrastructure that the Council may fund through CIL. The regulations dictate that any infrastructure identified on the Regulation 123 list cannot then be provided through the use of Section 106 Planning Obligations.
- 3.28 The Watford Regulation 123 list which was adopted by Council in November 2014 covers most types of infrastructure. This means that Section 106 planning obligations will be used less often.
- 3.29 Circumstances where the Council will still use Section 106 Planning Obligations include securing affordable housing provision and development in Watford Junction, the Heath Campus and part of the Western Gateway Strategic Policy Areas where on site infrastructure will be required. Monies secured from Section 106 agreements will be kept separate from the CIL pot as they are specific to addressing the impacts of these developments.
- 3.30 The Regulation 123 list can be amended at any time as priorities/circumstances change. It would be possible to reduce the list to just a few items including the Metropolitan Line Extension, similar to the approach Portsmouth has followed with regard to flood prevention. However any changes will need to be consulted upon and the final approval must be made by Council.
- 3.31 Section 106 Planning Obligation funds already collected or secured prior to the introduction of CIL will be kept separate and will continue to be applied to infrastructure in accordance with the specific agreement to which they relate.

3.32 RETENTION OF CIL TO COVER ADMINISTRATIVE COSTS

- 3.33 The administration of CIL involves a reasonable amount of staff resource. Officer time is required to calculate and collect the levy and enforce payment where it is not paid on time and to negotiate challenges to the charge. Officer time will also be required on making recommendations as to the spending of CIL and releasing funds and monitoring the spend of CIL. In addition, introducing a CIL involved costs including the employment of specialist consultants and procurement of the EXACOM service to assist with the administration of CIL.
- 3.34 The CIL Regulations allow councils to retain up to 5% of total CIL receipts in a given year to cover the costs of administration and the costs of introducing a CIL. Under the Section 106 regime monitoring fees were originally charged to help cover the costs of administering the agreement. Although this was subsequently ruled unlawful in respect of another Council and these charges were dropped. (Oxfordshire County Council v SoS for CLG [2015] EWHC 186). Based on Watford's known costs and the experience of other charging authorities in Hertfordshire and London, it is proposed that the Council retains the maximum of 5% of CIL receipts to help cover administration costs. This would result in approximately £10,000 being retained to help cover costs each year.

3.35 **NEIGHBOURHOOD FUNDING**

3.36 The CIL Regulations require the Council to pass a 'meaningful proportion' of the CIL receipts received in a particular area to that area. This is known as 'Neighbourhood Funding'. The meaningful proportion is defined as 15% in areas where there is no Neighbourhood Plan or 25% in areas with a Neighbourhood Plan. Watford currently has no neighbourhood plans. There is no definition of neighbourhood in the CIL guidance. Potentially it could be based on a ward basis, but given the size of Watford, it would probably be sufficient to treat the whole borough as a single neighbourhood for the sake of CIL allocations.

3.37 The CIL guidance requires the Council to engage with the communities where the development has taken place and agree with them how to spend the neighbourhood proportion of CIL. Some authorities have undertaken consultations through an on line survey. Given the scale of funds that may be available, this may be the most suitable approach to take for Watford.

4.0 **IMPLICATIONS**

4.1 **Financial**

4.2 The Shared Director of Finance comments that setting up and administering the systems described above will cost staff time and resources. However, as described in Section 3.32, 5% of CIL receipts will be retained each year to help cover these costs.

The Council has also identified CIL as one of the funding streams for the Metropolitan Line Extension.

4.3 **Legal Issues** (Monitoring Officer)

4.4 The Head of Democracy and Governance comments that the legislation governing the administration and governance of a Community Infrastructure Levy (CIL) is contained within the Planning Act (2008) and the Community Infrastructure Levy Regulations (2010 and as amended). The associated Statutory CIL Guidance (contained within the Planning Practice Guidance) is also important in guiding this process.

4.5 Governance arrangements that are consistent with the CIL regulations must be agreed. If they are not then the Council runs the risk of challenges from developers over the use of CIL to the Ombudsmen being upheld.

4.6 The CIL regime and associated guidance relating to governance is still at an early stage of development. Governance arrangements will need to be kept under review.

4.7 **Equalities**

4.8 Not applicable as the Community Infrastructure Levy is already being implemented and no further policies are being proposed.

4.9 Potential Risks

4.10	Potential Risk	Likelihood	Impact	Overall score
	1. Without appropriate governance structure, there is a risk of legal challenge from the ombudsman or developers.	3	4	12
	2. Lack of resources could adversely affect collection and allocation of CIL monies.	3	4	12
	3. Lack of/ or late input from infrastructure providers could slow delivery of the necessary infrastructure to support new development.	2	3	6
	4. Changes in CIL legislation. These are considered to be very likely in 2016.	3	2-4	6-12
<i>Those risks scoring 9 or above are considered significant and will need specific attention in project management. They will also be added to the service's Risk Register.</i>				

4.11 Staffing

4.12 Services from Planning and Finance will be required to support the smooth running of the local CIL. A recent bespoke Planning Officer Society report has recommended the appointment of a CIL/S106 officer to oversee the collection and management of CIL.

4.13 Accommodation

4.14 No accommodation implications.

4.15 Community Safety

4.16 No specific issues

4.8 Sustainability

4.9 The CIL is designed to support the delivery of the necessary infrastructure to realise Local Plan policies. All policies in Local Plan Part 1 have been subject to a sustainability appraisal and future Local Plan part 2 policies will also be subjected to appraisal and consulted upon before the plan is submitted for examination.

Appendices

None

Background Papers

[Council Report on Community Infrastructure Levy Adoption 19 November 2014](#)

[Cabinet Report 13 July 2015 Update on Croxley Rail Link](#)

File Reference

None

PART A

Report to: Cabinet
Date of meeting: 18 January 2016
Report of: Head of Regeneration and Development
Title: Property Investment Strategy, Governance and Management Arrangements

1.0 SUMMARY

- 1.1 This report sets out progress made to date since the Property Investment Board was established in March 2015 and in the light of experience makes a number of recommendations to ensure a commercial approach to management of the Council's property investment portfolio.

2.0 RECOMMENDATIONS

- 2.1 To approve the property investment strategy annexed to the report
- 2.2 To agree further changes to the scheme of delegation, in order to expedite decision making and ensure a commercial approach.
- 2.3 To recommend to Council further changes to the Constitution to that end.
- 2.4 To note that decisions on funding the acquisition of replacement assets by recycling receipts from the disposal investment property will be made by the Property Investment Board in accordance with the agreed Property Investment Strategy, taking into account the Council's other financial commitments.
- 2.5 To agree that in order to ensure a commercial approach property investment management services including rent collection are outsourced and that the Head of Regeneration and Development is authorised to procure and appoint an appropriate specialist firm.

Contact Officer:

For further information on this report please contact: David Lewis Interim
Property Team Manager
telephone extension: 8216 email: david.lewis@watford.gov.uk

Report approved by: Jane Custance Head of Regeneration & Development

3.0 BACKGROUND

- 3.1 Lambert Smith Hampton (LSH) were commissioned by the Council in 2014 to undertake a strategic property review. The outcome of this process was reported to the March 2015 Cabinet which resulted in a number of decisions on the general aims of the Council, including establishing a Property Investment Board. The terms of reference agreed by the Cabinet are attached as Appendix A to this report. These include authority to agree a reinvestment programme and to determine the level of receipts to be recycled into new investments to support the Council's capital or revenue programme.
- 3.2 Although the LSH report recommended establishing a wholly owned management company, it was felt that establishing an internal board to oversee management of the portfolio in conjunction with appropriate changes to the Council's constitution would achieve the same objectives. Accordingly on the recommendation of Cabinet in May 2015 Council agreed changes to the Scheme of Delegation and the Constitution to expedite decision making. It was also agreed that further reports would be made to Cabinet as needed.
- 3.3 The Property Investment Board chaired by the Portfolio Holder met on 4 occasions in 2015 with the next meeting scheduled for 18th January.

4.0 PROPERTY INVESTMENT STRATEGY

- 4.1 The proposed Property Investment Strategy recommended by the Property Investment Board is attached as Appendix B. This sets out parameters for property investment to ensure an appropriate balance of risk through diversity in terms of type and location. In order to ensure an objective independent benchmark, it is proposed that the Investment Property Database is used to measure and track performance.
- 4.2 To put matters into perspective the Council has a £100 million property portfolio compared with £54.5 million invested in treasury investments at the end of December 2015. The proposal is that the strategy will be reviewed and agreed annually by Council in parallel with the Treasury Management Strategy. It will provide a framework for reinvestment to secure a more balanced property portfolio.

5.0 GOVERNANCE

- 5.1 Whilst the scheme of delegation was amended in May 2015 to enable the Council to more quickly take advantage of the market to pursue acquisitions by increasing the level of delegation to both the Portfolio Holder and the Head of Regeneration and Development /Section Head for Property, experience indicates that the level of delegation is still too low due to the value of the properties the Council are likely to wish to acquire or sell
- 5.2 It is therefore proposed that the Portfolio Holder be given delegated powers to agree to acquisitions and disposals up to £5,000,000 and that the Head of

Regeneration and Development/Property Section Head have delegated powers to agree to acquisitions and disposals up to £3,000,000. Both of these subject to a full written business case being prepared and signed off by Finance and Legal and the acquisition/disposal being in line with the Property Investment Board Investment Strategy.

- 5.3 Council also agreed in May 2015 to extend the key decision limit with regard to decisions relating to the investment portfolio to £500,000. It is proposed that this be increased to £3,000,000 as otherwise it is likely that the urgency provisions will need to be regularly invoked as having to wait to implement a decision in the case of call in could have serious consequences particularly in the case of acquisitions. Sales by auction have been recommended to maximise returns and again this process is constrained by too low a call in level.
- 5.4 Checks and balances are achieved as each delegated decision is firstly subject to a business case signed off by Legal & Finance, secondly such decisions are subject to being in line with the Investment Strategy approved annually by the Council and thirdly the work of the Property Investment Board is reviewed through the Major Projects Board.

6.0 **PROPERTY RE-PROFILING**

- 6.1 The LSH review identified that the property investment portfolio is unbalanced with an overloading of retail property. Re-profiling of the portfolio over time in accordance with a property investment strategy has already been agreed in principal by the Property Investment Board and some properties have already been disposed of at Auction. Additional properties are going to auction in February 2016.
- 6.2 It is proposed that the Property Investment Board takes account of the whole of the Council's capital programme so that decisions on use to be made of capital receipts has regard to the overall strategic needs of the Council.

7.0 **PROCUREMENT OF PROPERTY INVESTMENT MANAGEMENT**

- 7.1 The Council uses Capita Asset Services as external advisors in order to acquire access to specialist Treasury Management skills and resources.
- 7.2 It is recommended that the Council uses external property investment management services for the property investment portfolio in order to obtain commercial expertise. Such a step will support the Council's overall objective of managing the property investment portfolio on a commercial basis.
- 7.3 The alternative of establishing a property investment manager post has been considered. However, it is unlikely that a single post would have the breadth and range of experience of a commercial company and recruitment and retention is likely to be difficult.
- 7.4 The Council's Contract Procurement Rules do not apply to the acquisition and disposal of land but they do apply to advice and other services taken in relation to the disposal of land.

- 7.5 It is proposed that external property investment management services are procured in two lots (Watford Business Park and remaining portfolio) using an advertised (OJEU) process rather than drawing on an existing framework. Existing frameworks are unlikely to provide a good enough fit for the services the Council requires.
- 7.6 Services to be procured would be investment management and asset management including rent collection. The proposed term to be 5 years with an option to extend for a further 5 years. Contract terms would include KPI's and use of service credits and incentives to drive performance.
- 7.7 Careful consideration will be given to the evaluation criteria and their weightings to ensure that companies with the most relevant and appropriate experience are appointed.

8.0 **INTERIM ARRANGEMENTS**

- 8.1 Pending completion of the procurement process it is proposed to continue the use of LSH (property portfolio) and Greenhills (Watford Business Park).

9.0 **IMPLICATIONS**

9.1 **Financial**

- 9.1.1 The Shared Director of Finance comments that it is anticipated that the costs associated with this proposal can be contained within existing budgets. If additional funding is necessary this will be considered at the time it is required.

It is anticipated that the initial procurement and outsourcing costs can be offset against the increased commercial income.

9.2 **Legal Issues** (Monitoring Officer)

- 9.2.1 The Head of Democracy and Governance comments that changes to the scheme of delegation and the Constitution are required to enable the Council to respond in a timely fashion to advice from external managers.

The Council will undertake a full procurement exercise in order to obtain external providers taking internal and external advice as needed to ensure that the documentation, including the contract, will achieve the Council's objectives.

9.3 **Equalities**

- 9.3.1 None

9.4 Potential Risks

Potential Risk	Likelihood	Impact	Overall score
Economic slowdown in market making transactions difficult to complete	2	2	4
Lack of suitable property stock to reinvest in that generate a suitable yield	3	2	6
Funds released from property disposals are used in other areas of council spending rather than reinvesting in property	2	4	8
Risk profile of new investments is likely to be higher which may make income more volatile	2	3	6
<i>Those risks scoring 9 or above are considered significant and will need specific attention in project management. They will also be added to the service's Risk Register.</i>			

9.5 Staffing

- 9.5.1 The procurement of external property investment management services will need to consider potential TUPE implications for property staff and any non-property staff involved in rent collection.

9.6 Accommodation

- 9.6.1 None

9.7 Community Safety

- 9.7.1 None

9.8 Sustainability

- 9.8.1 None

Appendices

Appendix A - Terms of Reference for the Property Investment Board

Appendix B - Draft property investment strategy

Background Papers

No papers were used in the preparation of this report

File Reference

None

PROPERTY INVESTMENT BOARD

TERMS OF REFERENCE

Membership

The PIB is to be chaired by the Property Portfolio Holder who will undertake formal decisions in accordance with the Council's delegation scheme for executive functions (for example including advanced notice in the Forward Plan and scrutiny/call in procedures. Members will also be able to review progress through the Major Projects Board). The PIB will be advised by external investment/technical expertise. In attendance will also be the Portfolio Holder for Resources, the Head of Regeneration & Development, the Section Head for Property, the Head of Democracy & Governance, the Director of Finance (or her representative) and the Managing Director.

It is proposed initially that LSH will attend as the external party for the council providing private sector expertise. LSH are well placed having reviewed the council's investment and occupational assets. This has been discussed with LSH and if progressed they would assign one of their directors to the PIB so that there is continuity and would call upon specific expertise as required depending on the projects and opportunities to be discussed. It is estimated that a cost of £12,500 pa is set aside to cover LSH servicing costs of the PIB which is based on reviewing papers, attendance at quarterly meetings and general ad hoc advice. This is based on the rates set out in their tender return from the Government's GPS panel relating to work they undertook on the Property Review. It is proposed that the initial appointment be for a period of 3 years.

10 Should LSH carry out any additional work outside the above scope such as disposals, acquisitions, building surveying or lease advisory work discounts to their standard fees would apply. Should any additional work of this nature be required by LSH or other consultants this would be looked at in the context of that specific project and form part of the approval process of those individual projects or tasks.

3.11 The issue of continued day to day management including rent collection could be incorporated into LSH role however with the proposed change in the Investment Portfolio and it becoming less management intensive it is thought that in the long term this can be managed in house in the medium term.

3.12 **Role**

The role of the PIB is to focus on the Council's Investment Portfolio (page 32 LSH report refers) in order to:

- a. develop an overall Investment Portfolio Management Strategy
- b. fully appraise the Investment Portfolio to build on the strengths of the existing Portfolio and tackle the weaknesses (LSH report page 30 refers);
- c. determine the risk appetite for diversifying investment and maximising

- investment returns
- d. set a target for growth investment revenue returns and take the necessary action to achieve the target
 - e. review business cases for disposals, authorising disposal and disposal methodology, and enabling a rebalancing of uses away from a reliance on retail
 - f. determine the corresponding Property financial strategy such as policy on rent reviews, yields, capital values and the cost of holding assets
 - g. authorise the acquisition of land interests, assets and make investment decisions taking account of the overall Investment Portfolio Management Strategy
 - h. agree a reinvestment programme, determining the level of recycling of receipts into investment yielding assets or to support the Council's capital or revenue programme
 - i. to manage risk through recommending holding a mixture of assets (pages 37 – 39 LSH report refers and LSH report Appendix 4, private agenda)
 - j. to make decisions on development portfolio, operational portfolio and community assets business cases referred to it.

DRAFT PROPERTY INVESTMENT STRATEGY

Property Investment Policy 2015/16

The council is restricted in the different investment vehicles it is legally allowed to invest in notwithstanding the over-riding need for prudence. Of the few options open one is Property and the returns from investing in property have generally been, and currently are, greater than the limited opportunities in the money markets. This should be read in conjunction with the Asset Management Policy.

In broad terms the returns can be higher because the risks are greater. Factors to be taken into account when deciding the principle of investing in property include:

- investment will be for the long term since it may not be possible, or wise, to sell quickly
- the costs of acquisition and disposal
- there are management costs, risk of rent default and failure to honour maintenance agreements
- generally property tends to appreciate in value, although this will vary by type and area; however, in some cases the value may go down
- property can become functionally obsolete necessitating major refurbishment
- without regular repair and maintenance the condition will deteriorate and the responsibility for repairs/maintenance may not always rest with the tenant
- certain types of property may become less desirable as time goes by; this can make re-letting difficult or attract a lower calibre of tenant.

How much is invested?

Approximately £100 million is currently held in the property portfolio and £ 30 million is invested in treasury investments (short term investments (less than 1 year) with UK building societies and banks).

What type of property?

There are different types of property investment as follows:

- i) Retail

- ii) Office
- iii) Industrial
- iii) Leisure

For risk management purposes it is recommended that no single asset should comprise more than 10% of the whole portfolio and locations should be diverse as should property types. Convention has often dictated an ideal balance of 30% of monies invested in each retail, office and industrial sectors, and the remaining 10% into leisure and miscellaneous uses. The mix helps to protect the fund against movements that might adversely affect one specific sector which would otherwise have a disproportionate impact.

What level of financial return?

In general, property can be categorised as prime, secondary or tertiary in terms of its desirability. 'Rack-rented' means that the maximum market rental achievable is being received. Yield derives from both capital and rent. Lower yields can indicate that the investment attracts a lower degree of risk due to the ratio of rent to capital and other factors such as location, security and regularity of income.

Property investment returns will differ depending upon the market and the nature of the asset.

The Investment Portfolio Database (IPD) index tracks total returns (income return and capital growth) on a combined portfolio of all property types and is frequently used as a benchmark by which to measure the performance of individual portfolios. Over the last 12 months the Index has demonstrated All Property returns of 16.2%, comprised of retail at 10.6%, office at 21.3%, and industrial at 20.7%. The long term average total return is 8.3%, which would be a more reliable benchmark moving forward.

The Council has a target to grow the income from the portfolio by 5% per annum. This is to be benchmarked against the income return element of the IPD Index to demonstrate that value for money has been achieved and to promote accountability.

Where should it be located?

There are compelling legal, cultural and financial reasons for not investing in the European mainland at the moment. Within the UK the location will influence the return and the type of property and may make management more or less difficult depending on distance from the Council offices. Only property located in the UK will be considered.

Wherever possible, stock to be selected should support local regeneration and provide a community benefit, although the Council may have to consider opportunities outside the Borough in order to achieve the required results.

INVESTMENT PORTFOLIO ASSESSMENT MATRIX

A scoring matrix allows the relative merits of an investment opportunity to be measured. The resultant score can then be assessed against a target measure or used for comparison against other opportunities. The key financial elements are covered in the following table:

SCORING CRITERIA	Score	4	3	2	1
	Weighting Factor	Excellent / Very Good	Good	Acceptable	Not Acceptable
Location	5	Major prime	Micro prime	Secondary	Tertiary
Tenant Covenant	5	Single tenant with strong financial covenant	Multiple tenants with strong financial covenant	Single or Multiple tenants with good financial covenant	Tenants with poor financial covenant strength
Building Quality	4	Modern or recently refurbished with nominal capex required	Good quality with capex likely to be required within the next 20 years	Good quality with capex likely to be required within the next 10 years	Older style or non-compliant with capex required within the next 5 years
Occupiers Lease Length	4	Greater than 10 years	Between 6 and 10 years	Between 3 and 6 years	Less than 3 years or vacant
Tenure	3	Freehold	Lease 125 years plus	Lease between 100 and 125 years	Lease between 60 and 100 years
Lot Size	3	Between £3m & £5m	Between £2m & £3m or £5m & £7m	Between £1m & £2m or £7m & £10m	Greater than £15m

Max Score		96	72	48	24
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The threshold score should be set at 60.

Review

The policy is to be reviewed annually (in conjunction with the Treasury Management Strategy).

PART A

Report to: Cabinet
Date of meeting: 18th January 2016
Report of: Head of Community and Customer Services / Head of Development and Regeneration
Title: Joint Venture Housing Company with Watford Community Housing Trust

1.0 **SUMMARY**

- 1.1 The financial environment in which both Local Authorities and Housing Association are now operating calls for innovative and collaborative methods of sustaining the services and activities to which they aspire, in the most efficient and effective way possible.
- 1.2 Watford Community Housing Trust (the Trust) has approached Watford Borough Council (WBC) to explore the possibility of establishing a joint-venture vehicle to generate additional income thereby maximising capacity for each to deliver its strategic aims.
- 1.3 WBC wishes to generate additional affordable housing in the Borough and increase revenue income to support its activities and services. The proposed national policy shift on Section 106 Planning Gain, currently a significant source of affordable housing at 35% of projects, will also impact on supply in the Borough, which will need to be replaced.
- 1.4 The Trust is seeking to generate capital or property to sustain its delivery of new rented and shared ownership homes and provide services for residents.
- 1.5 WBC has been considering development of market rent housing, alongside delivering a strategy to meet the homelessness demands it is facing. The Trust has been similarly investigating market rent and sale housing to fulfil its affordable housing ambitions through cross-subsidies generated.
- 1.6 Following discussion with the Mayor and the Housing Portfolio Holder when agreement in principle was given to the proposal, there has been joint officer working, together with legal and tax accountancy advice. On the basis of this it is believed that the proposal has merit and should move forward.

2.0 **Decisions Required**

- 2.1 To approve the formation of a Joint-Venture Housing Company with Watford Community Housing Trust
- 2.2 To approve the expenditure to establish the Company, currently estimated at £12,500, which is contained within existing budgets
- 2.3 To confirm the directors to be appointed as Joanne Wagstaffe, Director of Finance and Alan Gough, Head of Community & Customer Services
- 2.4 To approve that other projects may be brought forward which further the aims of the Joint-Venture
- 2.5 To approve that the Joint-Venture projects should be overseen by the WBC Property Investment Board and the Trust's Board of Management.
- 2.6 To note that the Joint Venture projects will also be reported to the Major Projects Board for wider review.

3.0 **Vires and Governance**

- 3.1 There are no legal or regulatory hurdles which would prevent such an enterprise being formed.
- 3.2 With the approval of the Head of Democracy and Governance, Anthony Collins Solicitors (ACS) has been appointed to advise both WBC and the Trust on the formation of entity. ACS has issued a client instruction letter which provides the necessary comfort that they would not have conflict of interest in so doing.
- 3.3 The recommended legal structure is a company limited by shares, jointly owned by WBC and the Trust. The structure is shown at Appendix 2. There is further explanation later in this paper and on a note from ACS at Appendix 1.
- 3.4 The Board should be kept to a minimum, ideally four with equal representation from each side. Board Members from both sides should have, or have access to, appropriate skills in the activities of the company. It suggested that WBC Board Members should be the Shared Director of Finance and the Head of Community and Customer Services, and it is proposed that the Property Investment Board has the primary oversight of the projects on behalf of WBC. The Trust would be represented by its Chief Executive and the Director of Resources, reporting to the Trust Board of Management.
- 3.5 Equality of representation, together with appreciation of the activities of the venture will also lead to decision making by consensus and conflict resolution will be addressed in the Shareholders Agreement when drafted; this, again is referenced in Appendix 1.
- 3.6 There is a clear understanding between WBC and the Trust that this venture would

not limit either party to entering into agreements with others or proceeding unilaterally where circumstances or the business case justifies taking a different approach.

3.7 **Inputs**

3.8 To achieve maximum outcome, the contributions from each would be significant; however, the joint approach will enhance outputs for both – the “marriage value”. It has already been established that in more than one location Trust ownerships adjoin WBC assets which would provide excellent opportunities to explore the relationship meaningfully.

3.9 WBC has the ability to both invest Council assets and on-lend funds raised at preferential rates.

3.10 The Trust can invest assets and funding, although the latter not at equally competitive rates. It has the internal expertise for identification, appraisal, design evaluation, project management and overall delivery of new developments. On completion, where there is ongoing residential or commercial management required, whether rented or leasehold, the Trust has the necessary experience.

3.11 The Trust would also provide the necessary back-office functions in relation to company secretariat, financial management and transactional processing.

3.12 The regulations affecting both the Council and the Trust in these matters are discussed more fully in Appendix 1.

3.13 The Trust would need to recover a contribution to overheads in respect of both back office functions and project delivery for the joint venture, but not for Board participation. The detailed mechanism would be set out in a service level agreement. This model anticipates that WBC would not seek any overhead recovery.

3.14 In this way, WBC and the Trust would control any project from initiation to completion and ensure the ongoing quality of management and maintenance of any property held.

3.15 **Activities**

3.16 The purpose of the venture is to generate additional benefit in terms of capital, revenue or assets, which would not have been achieved otherwise. These benefits can then be utilised to further the social aims of both.

3.17 Therefore, the activities might not be restricted to those traditionally associated with either a local authority or housing association, but could be expanded to other development opportunities, provided they fitted with the wider ethics and skillsets of WBC and the Trust.

3.18 In addition to market sale housing for profit, this could include commercial and retail development which could create an ongoing revenue stream.

3.19 There would be an agreed matrix of performance hurdles which schemes would

need to clear and a robust risk assessment, identifying mitigations; these would provide sufficient comfort to the J-V Board to allow a project to proceed. These tests would be developed once the company formation is agreed.

3.20 Geography need not be a constraint other than the practicality of management. The purpose of the venture is to be profitable and therefore by spreading the operating net wider, more opportunities would present themselves than if restricted to Watford. A radius of one hour's travel would be recommended in the first instance.

3.21 Every element of company structure and subsequent project delivery would be examined to maximise financial efficiency and probity. The structure proposed at Appendix 2 is intended to create maximum tax efficiency for both parties; the relevant tax flows are indicated at Appendix 3. JVCo 2 would only be required should the J-V decide that it wished to hold rented property as an investment and revenue generator. If the property were to be held in the primary JVCo it would impact on VAT recovery and reduce the tax efficiency of the entity.

3.22 **Distribution of Proceeds**

3.23 Both parties would need to be adequately compensated for their inputs.

3.24 The division of returns, whether capital, revenue or assets would be agreed on a project-by-project basis, to recognise the contributions of each.

3.25 In the early stages, there is the ability to use the resources of both to pump-prime the operation in the establishment phase. This would be examined at the outset to establish whether it might be necessary, appropriate and affordable.

3.26 **Timing**

3.27 The Trust's Board has considered and agreed the principle of a development joint-venture with WBC. A paper similar to this is being considered at its meeting on 25th January 2016 and is anticipated to receive approval.

3.28 An agreement to form the Company, would allow initial scheme identification to commence in parallel with establishing the detail of the joint-venture format.

3.29 The estimated cost of legal fees and associated costs to establish the Joint Venture is £25,000. It has been agreed that these costs would be shared equally and the Council can fund its £12,500 from within existing budgets

3.30 If approved, it is anticipated that the company would come into being on 1st April 2016 with project activity coming forward from July 2016. The financial implications would be reported and approval sought on a scheme-by-scheme basis.

4.0 **Implications**

4.1 **Financial implications**

The Shared Director of Finance comments that the costs contained in this report can be accommodated within existing budgets. As further proposals are developed and brought forward these will required separate approval which will be obtained at the appropriate time.

4.2 **Legal Implications**

The Head of Democracy and Governance comments that the legal implications are set out in appendix 1

4.3 **Equalities**

Formation of a company does not have any adverse equality impacts on existing housing related policies

4.4 **Potential risks**

The risks below are those related only to establishing the company itself as each project the company undertakes will need to an approved business case, which will include a risk analysis.

Potential Risk	Likelihood	Impact	Overall score
WCHT Board does not approve formation of the company	1	4	4
The company does not come into operation until after 01.04.16	1	1	1
Those risks scoring 9 or above are considered significant and will need specific attention in project management. They will also be added to the service's Risk Register. There are no risks scoring 9 or above			

4.5 **Staffing**

No specific staffing implications

4.6 **Sustainability**

Sustainability considerations will part of each project business case

Appendices

Appendix 1 Legal advice

Appendix 2 Proposed Structure

Appendix 3 Tax implications

Background Papers

No background papers were used

File Reference

- none

Legal Appendix

This Appendix provides advice on the following:

- Legal form
- Governance
 - At JVCo level
 - The interface between JVCo and WCHT and WBC respectively
- Council’s role as landowner and land disposals
- WCHT’s role as landowner and land disposals
- Council’s ability to provide financial assistance and finance
- State aid
- Procurement compliance
- Best value compliance
- Supply of services from GE(W)L and JVCo profit sharing

I Legal form

I.1 Form should follow function. The purpose of JVCo is to:

- Generate additional income for WCHT and the Council;
- Further WCHT’s aim of continuing to deliver new rented (whether affordable or market) and low cost home ownership properties; and
- Carry out commercial development.

I.2 Clearly JVCo will be carrying out commercial activities. Both parties have the legal powers to trade commercially and to invest in a commercial enterprise. This is a more important distinction for WBC. There is a choice to be made of company form and this will come down to council vires, familiarity of form and tax treatment.

I.3 WBC has the vires under the General Power of Competence (“**GPoC**”) to be a joint owner of JVCo as a company limited by shares (a “**CLS**”). The CLS as JVCo would carry out commercial activities. The council’s vires for trading commercially is derived from the power to trade under s95 of the Local Government Act 2003 as supplemented by the GPoC.

- I.4 WBC also has the vires under s12 of the Local Government Act 2003 to invest in a commercial enterprise such as a Limited Liability Partnership (“LLP”). This is different to the CLS approach not least because there would need to be a revised group structure to enable this to happen. The council as an investment partner would be a partner in a “top line” LLP (“**the Investment LLP**”). The Investment LLP would not carry out any of the proposed commercial activities. Instead there would need to be a subsidiary LLP between WCHT and the Investment LLP (the “Commercial LLP”). The Commercial LLP would distribute its profits back to its owners, WCHT and the Investment LLP. The council would derive its return on its investment through the Investment LLP rather than the Commercial LLP.
- I.5 The advantage to the council is the tax treatment of a LLP. It is transparent. This means the partners to a LLP pay any tax due unlike a CLS which can only distribute profit to its shareholders after tax has been paid. As the council does not pay corporation tax the council would derive greater profit from a LLP.
- I.6 A disadvantage of a LLP for the council is the management of State aid to ensure that if the council reinvests all of its profit share that this does not create state subsidy. Another is the complexity of a multi-tiered structure just to address vires.
- I.7 WCHT is more familiar with the company form than the LLP form. This is a matter to take into account. Tax issues are addressed through the structure of transactions as per Mazars’ advice.
- I.8 In addition to the Memorandum of Association there will be a Shareholders Agreement. This is a confidential document which sets out the following:
- The purposes and objectives of JVCo;
 - A statement as to how the parties intend to work together as a strategic partnership and in good faith;
 - A reasonable endeavours commitment to promote and develop the purposes and objectives of JVCo;
 - Finances – the level of commitment, if any, from each party;
 - The resources from each party, if any;
 - Reserved Matters – this is where WCHT and WBC reserve significant matters to themselves for agreement rather than delegate to the directors

(the directors of the JVCo have a duty in company law to act in the best interests of the JVCo and not of their shareholders);

- The project approval process and how this links into the overall business planning for JVCo. The project approval process should take the form of a business case which considers three elements: (1) is it commercially viable? (2) is it value for money? And (3) is it regulatory compliant? This will also assist the council to discharge its Best Value duty.
- The governance arrangements; namely the inter-face between the shareholding members and their nominees, the operation of the Board and separation of decisions as reserved matters to the shareholders and decisions reserved to the directors. Further administrative detail as to number and timing of meetings at board level and at shareholder level;
- Conflicts of interest;
- Dispute resolution;
- Exit and termination provisions;
- The ability to allow additional shareholders to join JVCo;
- The usual boiler plate provisions

2 Governance

Board Membership of JVCo

- 2.1 We recommend that the Board of JVCo will consist of 4 directors, two each from WCHT and the Council. This will create a deadlock JV. The shareholders agreement will contain a robust escalation resolution process for decision deadlock at board level and shareholder level. In the event that the parties cannot resolve their disputes internally it is likely that the JVCo will simply cease to embark on new projects and will continue solely for the benefit of existing projects.
- 2.2 We recommend that the Board Members are selected from each parties' senior officers. Councillors will undertake the role of nominees at shareholder level.

- 2.3 For WCHT, there needs to be put in place:
- A chain of delegation from the Board to the nominee to attend shareholder meetings (i.e. representing WCHT);
 - Approval under WCHT's [Standing Orders] to appoint two officers as company directors.
- 2.4 For both parties, there should be a clear understanding of where conflicts of interest may arise. Company law will require those appointed as company directors to act in the best interests of JVCo.

3 The Council's role as landowner

- 3.1 The Council's role as landowner involves a consideration of its various disposal powers. The appropriate disposal power and price required to be obtained will be determined by the powers under which the Council holds the land/buildings involved.
- 3.2 Where the land is held for general purposes the appropriate power is under Section 123 of the Local Government Act 1972. This requires land to be sold at the best price reasonably obtainable unless the Secretary of State consents to a disposal at an undervalue. There is a general consent which allows for the land to be sold at an under-value of up to £2,000,000 where there are social, economic or environmental justifications to do so. This does not override State aid considerations.
- 3.3 Where the land is held for planning purposes the appropriate power is under Section 233 of the Town and Country Planning Act 1990. This also requires the best price reasonably obtainable to be obtained for the land unless the Secretary of State consents to a disposal at an undervalue.
- 3.4 Where land is designated as public open space, there are additional requirements to be satisfied prior to any disposal and care must be taken to comply with these in order to avoid any challenge by way of judicial review.
- 3.5 In each case, the Council should obtain an independent valuation of the site to ensure that it can demonstrate that the price obtained is in accordance with the appropriate statutory power.

3.6 Disposal of occupied and vacant HRA land has its own valuation and consents regime. State aid is not an issue where the disposal is for social/affordable housing as a Service in the General Economic Interest (“SGEI”).

4 [WCHT’s role as landowner](#)

4.1 WCHT has the legal power to dispose of land and buildings under a combination of statutory and constitutional provisions. These are contained in Section 172 of the Housing and Regeneration Act 2008, Section 26 of the Co-Operative and Community Benefit Societies Act 2014 and WCHT’s Rules.

5 [Powers to provide financial assistance](#)

5.1 WBC has power under s 24 Local Government Act 1988 to provide "financial assistance" in connection with the provision of "privately let housing". This support can be given by grant, loan or “in kind” such as through the provision of “free land”. All rented housing that is not let by the Council is regarded as “privately rented housing”, so housing rented out by JVCo would fall within this definition.

5.2 Under this power, the use of either the specific power to provide financial assistance or any other power to provide financial assistance or any gratuitous benefit (which includes a transfer of land/property for less than full market value) requires the consent of the Secretary of State. We mention this for completeness in case any gratuitous benefit is intended to be supplied. This could raise State aid issues because of the nature of the funding and the nature of the economic activities of JVCo.

5.3 JVCo may require additional grant funding where the sites are contaminated or are known to be within a flood risk area. Government grant may be available and the State aid implications would need to be addressed once more detail is known on a case by case basis.

5.4 WBC may provide funding through its reserves, on-lending from PWLB and/or LG municipal bonds.

6 State aid

6.1 There are 2 main areas where the issue of State aid will arise these are:

- the sale of land and buildings by the council to JVCo and
- funding for JVCo as a CLS.

6.2 State aid law forbids the transfer of State resources to an economic undertaking where it confers a selective advantage which distorts or potentially distorts competition and affects trade between EU member states. JVCo will be an economic undertaking for these purposes. The council must therefore make its actions State aid law compliant either by eliminating any presence of State aid or by bringing it into an exemption.

6.3 For land disposals the council should obtain the market value of the site(s) through an independent valuation or sell it by auction. Clearly the latter option is unlikely to be chosen as the council will want to ensure JVCo acquires the land. By doing this the council will comply with the EC Communication on State aid elements in sales of land and buildings by public authorities.

6.4 It is being proposed that the council provides funding to the JVCo by way of loan. It is crucial that any loan from the council is State aid compliant. A loan can be compliant where it meets the market economy investor principle (“**MEIP**”).

6.5 Essentially, for the State aid to fall within the MEIP exemption, it depends on how the money is put in and this needs further discussion. For a loan, the terms of the loan have to be on a commercial arms-length basis.

6.6 To ensure that the terms of the loan from the Council falls within the MEIP exemption, financial advice is needed to benchmark what the interest rate should be for a loan on commercial terms to an entity such as the JVCo based on the level of security and that it has no credit history. The EC have provided guidance on rate referencing.

7 Procurement

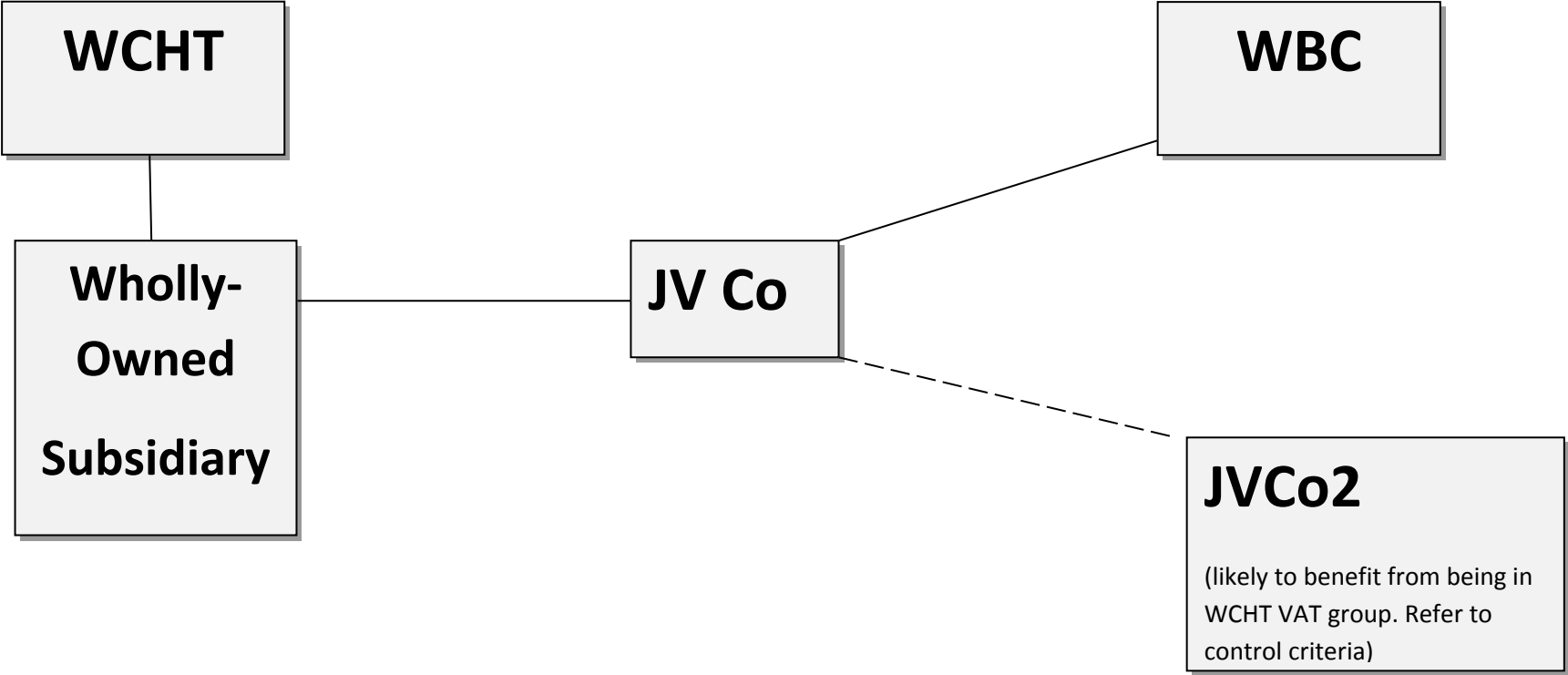
- 7.1 Procurement issues could arise because WCHT and WBC are contracting authorities for the purposes of the Public Contract Regulations 2015 (the “PCR”). However, it is not intended that JVCo is awarded any public works or services contracts. Instead, WCHT will facilitate JVCo to carry out its activities. This will be through services supplied by WCHT via G(E)WL to JVCo. As JVCo will not be a contracting authority for the purposes of the PCR, JVCo can contract directly with WBC and/or G(E)WL without having to follow the PCR. This will also apply to third parties and we would recommend that JVCo does have a competitive process for procurement in order to assure WCHT and WBC of best value and value for money.
- 7.2 The Council will be disposing land to JVCo and can do so without triggering a public works contract where the disposal is a pure land disposal without any requirements attached to it. This would also apply to any land disposals by WCHT to JVCo. Both parties can seek comfort from its role as parents and joint shareholder and ability to approve JVCo’s business plans. In addition, the Council would have some control in its statutory role as Local Planning Authority.

8 Supply of services from WCHT and/or WBC to JVCo

- 8.1 JVCo will not be a contracting authority for the purposes of the PCR and as such can buy services and enter contracts without having to comply with the PCR.

8 December 2015

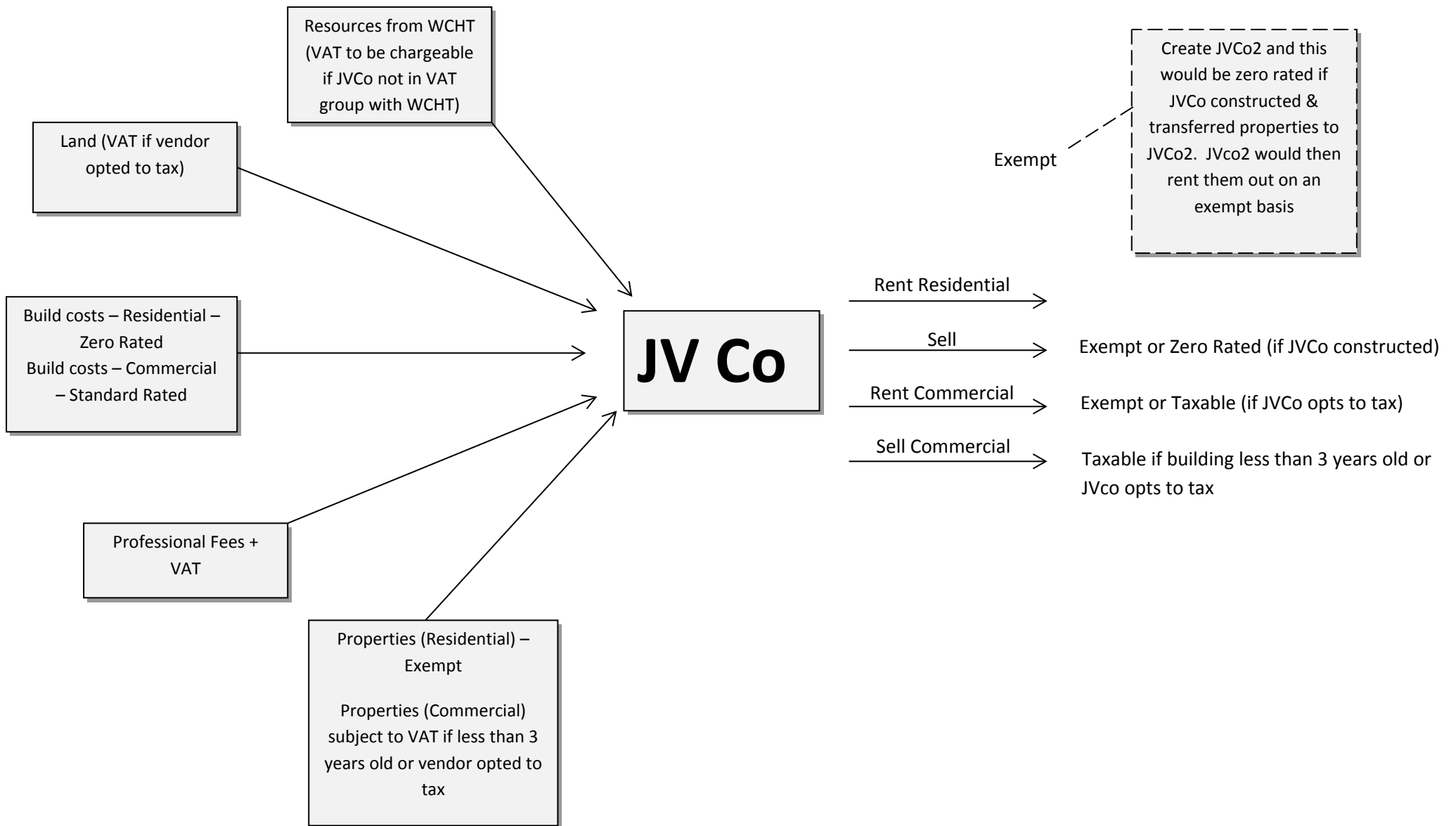
Anthony Collins Solicitors LLP



Appendix 3

INPUTS

OUTPUTS



PART A

Report to: Cabinet

Date of meeting: 18th January 2016

Report of: Director of Finance

Title: Irrecoverable Write Offs for National Non-Domestic Rates (NNDR)

1.0 **SUMMARY**

1.1 The purpose of this report is for Members to consider agreeing to write-off individual/business debts of £3,000.00 or more. The council seeks to recover all the debt it is owed by residents and businesses, using all recovery methods.

2.0 **RECOMMENDATIONS**

2.1 That Members approve writing-off 21 accounts for National Non-Domestic Rates (NNDR) debts, covering the period 2007 though to 2015, amounting to £97,211.90 listed in the table at appendix 1. This represents 0.16% of the £510,000,000 invoiced over the same period (see Appendix 1).

Contact Officer:

For further information on this report please contact:
Nick Smith, Revenues Manager (Telephone Ext 8134)

Report approved by: Robert Della-Sala, Head of Revenues & Benefits
Joanne Wagstaffe, Director of Finance

3.0 **DETAILED PROPOSAL**

- 3.1 The Director of Finance has the power to approve the write off of irrecoverable debts up to an approved limit. The approved limit is £3,001 for council tax, business rate, housing benefit overpayment and sundry debts.
- 3.2 Where an irrecoverable debt requiring write off, is in excess of the approved limit, and the debt can still legally be recovered, the approval of Cabinet is required.
- 3.3 Revenues and Benefits Services have a policy and procedure document for writing-off debts (for all funds) as approved by Council on the 13 June 2011. All write offs are implemented in accordance with this document.
- 3.4 The writing off of irrecoverable monies owed to the Council in respect of business rates should be done on a regular basis, as cases arise. This is so that efforts can be focused on debts that are more likely to be recovered. There are a variety of

recovery methods that the council can rely on to secure debts and in each case listed, all recovery methods have been attempted.

- 3.5 Recovery of NNDR includes reminders being issued, summonses having been obtained and debts passed to bailiffs, court action, bankruptcy, as well as using tracing agents. In all the proposed write offs, the individuals cannot be traced despite numerous checks with other agencies and external checks. Whilst the debts are written off to ensure financial probity, debts can be written back, where debtors come to light or new information is received that would make recovery an option again.
- 3.6 The table at Appendix 1 relates to outstanding NNDR broken down by year. Fuller details of each account that is proposed to be written off, are shown at Appendix 2.
- 3.7 Members should note that there are approximately 3,218 rateable properties in Watford. The total value of debts for write-offs amounts to 0.160% of the total net collectable debt (£510 million) for the period between 2007/8 and 2014/15. Appendix 1 shows a breakdown by year.

4.0 **IMPLICATIONS.**

4.1 **Financial**

- 4.1.1 Provision for bad debts has already been made in the councils' bad debt provision.

4.2 **Legal Issues** (Monitoring Officer)

- 4.2.1 Debts are only written off when all means of recovery have been exhausted

4.3 **Equalities**

- 4.3.1 None identified

4.4 **Potential Risks**

- 4.4.1 None identified

4.5 **Staffing**

- 4.5.1 None identified

4.6 **Accommodation**

- 4.6.1 None identified

4.7 **Community Safety**

- 4.7.1 None identified

4.8 **Sustainability**

4.8.1 None identified

Appendices

Appendix A Summary of NNDR write-offs by year

Appendix B Watford Borough Council - NNDR Write Offs in detail – PART B

Background Papers

None.

File reference:

Head of Revenues and Benefits Services records

Summary of NNDR write-offs by year

The table below shows a summary of the proposed NNDR debts to be written off by year.

Year	Annual charge	Proposed to be written off	Proposed No of accounts	% written off
2007/2008	£ 58,705,371.62	£ 6,863.00	2	0.030%
2008/2009	£ 62,928,320.41	£ 7,524.28	2	0.083%
2009/2010	£ 65,893,334.92	£ 11,856.46	2	0.188%
2010/2011	£ 57,555,444.23	£ 14,147.09	4	0.223%
2011/2012	£ 57,192,443.23	£ 17,451.48	4	0.162%
2012/2013	£ 69,963,602.90	£ 23,356.75	4	0.107%
2013/2014	£ 69,034,733.03	£ 12,861.12	2	0.259%
2014/2015	£ 69,623,111.66	£ 3,151.72	1	0.215%
TOTALS	£ 510,896,362.00	£ 97,211.90	21	0.160%

PART A

Report to: Cabinet

Date of meeting: 18th January 2016

Report of: Director of Finance

Title: Irrecoverable Write Offs for Housing Benefit Overpayments and Sundry Debtors

1.0 **SUMMARY**

1.1 The purpose of this report is for Members to consider agreeing to write-off individual debts of £3,000.00 or more. The council seeks to recover all the debt it is owed by residents.

2.0 **RECOMMENDATIONS**

2.1 That Members approve writing off 5 accounts; 1 for Sundry Debts and 4 for Housing Benefit Overpayments, covering the period 2010 though to 2014, amounting to £18,211.94 listed in the table below.

Contact Officer:

For further information on this report please contact:
Nick Smith, Revenues Manager (Telephone Ext 8134)

Report approved by: Robert Della-Sala, Head of Revenues & Benefits
Joanne Wagstaffe, Director of Finance

3.0 **DETAILED PROPOSAL**

3.1 The Director of Finance has the power to approve the write off of irrecoverable debts up to an approved limit. The approved limit is £3,001 for council tax, business rate, housing benefit overpayment and sundry debt.

3.2 Where an irrecoverable debt requiring write off is in excess of the approved limit, and the debt can still legally be recovered, the approval of Cabinet is required.

3.3 Revenues and Benefits Services have a policy and procedure document for writing off debts (for all funds) as approved by Council on the 13 June 2011. All write offs are implemented in accordance with this document.

- 3.4 The writing off of irrecoverable monies owed to the Council in respect of all debts should be done on a regular basis, as cases arise. This is so that efforts can be focused on debts that are more likely to be recovered. There are a variety of recovery methods that the council can rely on to secure debts and in each case listed, all recovery methods have been attempted.
- 3.5 Reminders have been issued, summonses have been obtained and debts passed to bailiffs and a specialist tracing agent. In all the proposed write offs, the individuals cannot be traced.
- 3.6 The tables below relates to outstanding debts by each year.

Debt Type	Year	No of accounts	Total for write off	Average debt per case
Sundry Debt	2013/14	1	£3,008.00	£3,008.00
	TOTALS	1	£3,008.00	£3,008.00

Debt Type	Year	No of accounts	Total for write off	Average debt per case
Housing Benefit Overpayments	2010/11	1	£3,540.54	£3,540.54
	2011/12	1	£4,332.12	£4,332.12
	2012/13	2	£7,331.28	£3,665.64
	TOTALS	4	£15,203.94	£3800.99

4.0 **IMPLICATIONS.**

4.1 **Financial**

- 4.1.1 Provision for bad debts has already been made in the councils' bad debt provision.

4.2 **Legal Issues (Monitoring Officer)**

- 4.2.1 In the event that the individual subsequently comes to the attention of the Council the debt could still be reactivated and action to recover taken.

4.3 **Equalities**

- 4.3.1 None identified

4.4 **Potential Risks**

- 4.4.1 None identified

4.5 **Staffing**

- 4.5.1 None identified

4.6 **Accommodation**

4.6.1 None identified

4.7 **Community Safety**

4.7.1 None identified

4.8 **Sustainability**

4.8.1 None identified

Appendices

Appendix A Watford Borough Council proposed write-offs – PART B

Background Papers

None.

File reference:

Head of Revenues and Benefits Services records

