

2. Special Policy Areas and Mixed Use Allocations

Special Policy Areas

Why is this policy needed?

2.1 Although Special Policy Areas were identified as broad locations in the Core Strategy, the precise boundaries are to be set in Local Plan Part 2. These boundaries will be shown on the policies map once adopted. The proposed boundaries can be seen in the Special Policies and Mixed use Allocations chapter of the map book accompanying this consultation.

What is it intended to do?

2.2 To allocate the Special Policy Areas and define their boundaries.

This does not replace any existing policy.

Special Policy Areas

The following Special Policy Areas are identified in the Core Strategy. Core Strategy policies SPA1-SPA6 set out the type of development appropriate in each area. Development within the Special Policy Area boundaries, as shown on the Policies Map, should accord with the related Core Strategy policy.

SPA1 Town Centre
SPA2 Watford Junction
SPA3 Health Campus
SPA4 Lower High Street
SPA5 Dome Roundabout
SPA6 Western Gateway

Mixed Use Allocations

Why is this policy needed?

2.3 The sites below have been identified as suitable for a mix of uses. The policy identifies the sites, and provides information on the type of development likely to be appropriate at each location.

What is it intended to do?

2.4 To allocate the sites listed for mixed use development.

The list of sites proposed has changed since the previous consultation as a number of new sites have been identified, and others have been removed or reallocated due to new evidence. Sites at the Town and Country Club, and Lower Derby Road have been changed to purely housing allocations. The Nissan Garage has been removed due to new evidence on flooding. Sandown Road has

been removed as new employment evidence shows it should be retained for employment use (this is explained more fully in the Economic Development and Employment Chapter). Other sites have been removed because they are sufficiently covered by other relevant policies.

2.5 A new site is proposed at the North Watford library and clinics – any redevelopment here would need to include re-provision of the existing facilities. A former petrol station at the Dome Roundabout has been identified as a redevelopment site, which could include a mix of residential and retail. Additional sites are also proposed at The Brow and The Gossamers, both of which would include redevelopment of existing retail and housing provision, to provide a net increase in housing numbers.

The map booklet accompanying this consultation shows the site locations, and additional information.

This does not directly replace any existing policy.

2.6 Mixed Use Allocations Policy

A mix of uses will be appropriate on the following sites, as identified on the Policies Map. Such proposals should accord with the broad mix of uses identified.

<u>Site ref</u>	<u>Location</u>	<u>Proposed use</u>	<u>Estimated housing component</u>	<u>Implementation considerations</u>	<u>Delivery timescale</u>
<u>MXD3</u>	Gas holder site (within SPA4)	Retail and office use could be appropriate	0	Most of this site falls within the flood plain. Potentially contaminated land. Close to an AQMA. Listed building to be retained and improved.	3-5 years
<u>MXD9</u>	North Watford Library and Health Facilities (within SPA5)	Mixed use to include residential as well as re-providing existing facilities on site or in the immediate vicinity.	20-30	Existing facilities need upgrading and could be better provided by consolidating the separate sites, and providing some residential. In design terms the site could accommodate 2.5-3 storey development	5-10 years

				<p>and should include parking and amenity space.</p> <p>The library is a locally listed building which should be retained, as should existing trees on site.</p> <p>Potentially contaminated land.</p> <p>AQMA.</p>	
<u>MXD10</u>	Former petrol station, Dome Roundabout (within SPA5)	Residential uses with ground floor retail	8-10	<p>An L shaped residential terrace of 2-2.5 storeys fronting onto the roads to the south west.</p> <p>Potentially contaminated land.</p>	0-5 years
<u>MXD11</u>	The Gossamers	Mixed retail and residential	100-200	<p>Potentially contaminated land</p> <p>Redevelopment to include reprovision of existing facilities and open space.</p>	0-5 years
<u>MXD12</u>	The Brow	Mixed retail and residential	24 additional	<p>Potentially contaminated land.</p>	0-5 years

~~MXD1 Watford Town and Country Club~~

~~MXD2 Colonial Way~~

~~MXD4 Nissan Garage, Lower High Street~~

~~MXD5 Lower Derby Road~~

~~MXD6 Sandown Road~~

~~MXD7 Ascot Road~~

~~MXD8 The Parade~~

The policies in this chapter support/deliver:

National Policy:	National Planning Policy Framework (NPPF) paras 17, 69,157
Watford Sustainable Community Strategy Objectives:	<ul style="list-style-type: none"> 1. A well planned town with homes to suit all needs 3. A healthy town 4. A prosperous and educated town 5. A town that protects its environment and heritage
Core Strategy Strategic Objectives:	<ul style="list-style-type: none"> SO1. A family friendly town centre SO2. Sustainable Neighbourhoods SO3. Enhance Watford's regional economic and transportation role SO4. Enhance Watford's regional health, recreational, educational, cultural and social role SO5. Enhance Watford's environment, green infrastructure and heritage assets
Core Strategy Policies:	SS1, SPA1-6, HS1