

4. Town and Local Centres / Retail

- TLC3: Restriction of non-retail uses in prime retail frontage;**
- TLC4: Restriction of non-retail uses in INTU Watford (Harlequin and Charter Place centres);**
- TLC5: Restriction of non-retail uses within secondary frontages;**
- TLC6: A3 Hub Areas.**

Together these policies set out the approach for the future spatial pattern of the primary shopping area for Watford. The maps which support them should be read alongside the policies.

Watford is identified as having a regional role in terms of retail provision and it is important for the town's economic prosperity that this continues in the future. The town has three distinct areas; the covered malls (former Charter Place and Harlequin centres) both operated by Intu; the primary shopping frontage mostly located along the High Street and secondary frontage.

The former Charter Place centre will undergo a programme of refurbishment and redevelopment to bring it up to modern standards in terms of the floor space offer. The redevelopment includes leisure facilities (Cinema) and various restaurant units. The former Harlequin centre is being managed to create the bigger floor plates which retailers want. In policy terms the intention is to concentrate the higher end retail into these covered malls and allow the complementary uses which will support this to develop around this higher end retail.

Both the High Street as the primary shopping frontage and the secondary frontage areas have suffered from higher vacancy and turnover levels during the recession and it is important to create the right balance on these streets between maintaining the level of retail on the frontages and allowing the supporting uses such as services and restaurants to locate in these frontages as well. To achieve this balance the policies proposed involve continuing to restrict non-retail uses in some places, where it is more important to retain retail, whilst relaxing the current position in other areas.

To allow restaurants to flourish in a location which will encourage footfall in both the mall areas and the High Street it is proposed to introduce A3/restaurant hub areas at the main entrances to the Intu centre but on the street frontage. The area where High Street and King Street meet is one of these hubs and is already operating successfully within the new development in that area.

Information Box: A Class Uses

Town and Country Planning Act Use Classes Order	Use/Description of Development
A1: Shops	Retail sale of goods to the public: shops; post offices, travel agencies and ticket agencies, hairdressers, funeral directors and undertakers, domestic hire shops, dry cleaners, Internet cafés, sandwich bars (where food etc to be consumed off the premises).
A2: Financial and Professional Services	Financial services: banks, building societies, bureau de change, professional services (other than health or medical); estate agents and employment agencies. Other services which it is appropriate to provide in a shopping area: betting shops (where the services are provided principally to visiting members of the public)
A3: Restaurants and Cafés	Restaurants and Cafés (i.e. places where the primary purpose is the sale and consumption of food and light refreshment on the premises). This excludes Internet cafés which are now A1.
A4: Drinking Establishments	Public house, wine bar or other drinking establishments (i.e. premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises).
A5: Hot Food Take Away	Take-aways (i.e. premise where the primary purpose is the sale of hot food to take-away)

Why is this policy needed?

The policies are needed to ensure that Watford has:

- A strong and vibrant town centre
- A family friendly town centre (Core Strategy SO1)

What is it intended to do?

To strengthen and consolidate Watford's position as a regional centre in the retail hierarchy (Core Strategy SPA1).

To seek a more balanced provision of town centre facilities including retail, leisure, entertainment for all ages and all groups of people (SPA1).

The group of policies sets out a spatial approach for the primary shopping area as defined in the Local Plan Part 1 - Core Strategy, adopted January 2013. The approach is to focus the main shopping function of the town centre into the Intu centre (Charter Place and former Harlequin Centre) and the section of High Street area which is designated as primary frontage. In these two areas it is proposed that A class uses other than A1 be restricted (target A1 is 90% for Intu centre - TLC4 and 70% for the primary shopping frontage – TLC 3). To complement this and to encourage the restaurants (A3 class) needed to support the shopping function, two A3 hub areas (policy TLC6) are identified. The hub areas are located at the two main entrances to the Intu centre on the external High Street sections which will encourage customers to come outside the covered centre areas to the High Street when they wish to eat and drink. Once customers are on the High Street it is expected that they will use the High Street as well as the covered centres for shopping purposes and it is anticipated that the High Street will be able to develop a different and complementary retail offer for shoppers to that provided by the Intu centre.

The last piece of the picture concerns the secondary frontages, where the approach is to relax the existing restraint policy and allow freedom to change use between A1 and A2 and A3 subject to any requirement for planning permission (TLC5). This will encourage the occupancy of current vacant units and ensure a continued footfall for the town centre.

It is proposed to maintain the number of pubs and takeaways at the current levels, only allowing an additional unit where one has already closed in that area (TLC5). Policy TLC7 is designed to ensure that changes of use to restaurant (A3) pubs (A4) and hot food take away uses (A5) do not cause issues for community safety or residential amenity.

All retail units will fall into one of the designated parts of the shopping area as shown on Map xx: and the relevant policy for each area should be referred to when considering a change of use from retail (A1) class.

Policy TLC 3

Restriction of Non-Retail Uses in Prime Retail Frontage

Within Prime Retail Frontage (as identified on the policies map), uses outside Use Classes A1, A2 or A3 will not be allowed at ground floor premises.

Use Classes A2 and A3 on ground floor level will only be permitted if it will not detrimentally undermine the retail character, function or effectiveness of the prime retail frontage.

The Council will normally seek to retain at least ~~80%~~70% of the shop fronts units on a street within the prime area in retail use (i.e. Use Class A1). When considering all proposals, the Council will take into account the length of time the premises have been vacant and the vacant building's impact on the attractiveness of the Town Centre.

Policy TLC 4 Restriction of Non-Retail Uses in the INTU Watford (Harlequin Centre and Charter Place)

Within INTU Watford (the Harlequin and Charter Place) Shopping Centre (including units with direct access to High Street and Queens Road as defined on the policies map) planning permission will not be granted for uses outside Use Classes A1, A2 or A3.

Permission will only be granted for Use Class A2 and A3 if the total number of units in non-Use Class A1 uses, excluding the food court, will not exceed 10% of the total number of units.

Policy TLC 5 Restriction of Non-Retail Uses Within Secondary Retail Frontage

Within the Secondary Retail Frontages (as identified on the policies map) the Council will permit uses falling within classes A2 and A3 and other uses appropriate for a Town Centre. The existing level of use classes A4 and A5 in a secondary frontage will be retained and changes into these use classes only permitted where it can be demonstrated that use classes A1-A3 cannot be sustained (for example where a unit has been vacant for a period of 15 months ² or more and it can be shown that attempts to successfully market it for Use Classes A1-A3 have been unsuccessful).

Policy TLC 6

A3 Hub Areas

Restrictions relating to the proportion of A1 and A3 uses will not apply in the areas defined on the policies map as restaurant hubs. A3 uses will be encouraged to locate in these areas. Additional A4 and A5 uses will not be permitted in these areas.

Saved Watford District Plan 2000 Policies will be replaced as follows:

Proposed new policies TLC3 and 4 will replace Watford District Plan policy S5. TLC4 will replace S6, and TLC5 will replace S7.

This Policy supports/delivers:

National Policy:	NPPF paras 23-27.
Watford Sustainable Community Strategy Objectives:	Prosperous and educated town.
Core Strategy Strategic Objectives:	SO1 – a family friendly town centre. SO3 – enhance Watford’s regional economic and transportation role.
Core Strategy Policies:	SS1 Spatial Strategy. SPA1 Special Policy Area – Town Centre. TLC1 Retail and Commercial Leisure Development

TLC6A: Betting/Money shops Clustering Policy.

This is a new policy which sets out the proposed approach to manage the distribution of betting/money shops (money shops includes services such as Cheque cashing, Cash Converters, Loan Companies, and Payday lenders but excludes banks within the shopping areas in Watford) in the shopping centres in Watford.

Why is this policy needed?

The policy is needed to ensure that Watford:

- Has a strong, vibrant town and local centre (in line with NPPF Para 23 objectives)
- Family friendly town centre (Core Strategy SO1)

The issue of the potential social harm caused by the location of betting shops and pay day loan shops close to more deprived areas has become a national issue and along with the potential negative impact to town centres, it was considered appropriate to look at what is happening in Watford in more detail. Research was carried out to understand the picture in Watford and to assess how this compares to parts of London where restrictive measures for controlling the number and location of betting and money loan shops are in place or are proposed. This allows us to assess whether such measures may be justified in Watford. The research concluded that:

- When compared with the London Boroughs the levels of deprivation in Watford are significantly lower falling outside the

top 20% nationally whereas the London Boroughs reviewed have areas falling into the top 5% most deprived areas nationally.

- There is some correlation between the location of betting shops/pay loan shops and the more deprived areas in Watford; but as this relates to areas close to the town centre within Watford it is not unreasonable to find betting shops there as part of the wider town centre activity.

The Government issued a Technical Consultation on Planning in July 2014 for comments which included a proposal to amend the A class of the Use Classes Order (see information box above for the current A class). This would result in betting shops and pay day loan shops being in a use class of their own rather than being in a class with several other uses such as estate agents. This would mean that, unlike at present, planning permission would be required to change from any other use class to a betting shop or a money shop. Also, other uses falling into other parts of the A class use class are allowed to change to the existing A2 class without the need for planning permission under the provisions of the General Permitted Development Order. The right to change use from one part of the use class to another can be removed under Article 4 (1) of the GPDO, but not changes within the same section of a class. This means that at the moment there is no method for controlling changes of use within the existing A2 Use Class. The changes proposed by the Government would allow control from all other uses to betting shops and pay day loan shops as these uses would be in a separate use class.

We have drafted a policy assuming that the changes proposed in the Technical Consultation will be implemented prior to the policies being submitted for examination. This means that planning permission would be required for a change of use to a betting shop or a money shop; therefore, the policy has been drafted to manage the location of new premises in relation to existing premises and avoid clustering of these uses. If the proposed change does not go ahead then the policy will be reviewed.

What this Policy is intended to do?

The policy seeks to manage the number and location of new betting shops or pay day loan shops in terms of the overall number and their location in relation to other betting and pay day loan shops. The findings show that there has been little overall change to the total number of premises during recent years. This suggests that the number has stabilised at a level which is viable for the town and more should not be required to meet the needs of the local population.

Buffers were applied to assess the degree of clustering at 50 and 100m where any overlapping of the buffers is an indicator of clustering. The policy proposes that changes of use to betting and money shops within the buffer of should be refused. This exercise showed that the 50m buffer does not really

work effectively whilst the 100m buffer protects a reasonable area around the existing premises and leaves parts of the town centre outside the buffer areas where additional units could locate. A larger buffer area excludes most of the town centre and would not be appropriate.

The restraint policy is to apply to the town centre areas most at risk from pressure for additional units and the North Watford District Centre where there are a higher number of existing units already. These centres are considered to be more at risk than the local centres as they have a higher number of existing units and are in areas where there is more pressure for changes of use. The evidence base mapping shows that should additional units be permitted in these areas then there is a greater likelihood of clustering occurring if some form of restraint is not used.

Policy TLC 6A Restriction of Betting and Money Shops Clusters

Planning Permission will not be granted for betting shops and money shops within 100m of each other within: the Parade, High Street, Market Street and Queens Road in the Town Centre and the North Watford District Centre (as defined on the policies map).

Nuisance and Community Safety

Why is this policy needed?

This policy is needed to protect the amenity of those living close to properties where use classes A3, restaurant; A4, drinking establishment and A5, hot food takeaways are located.

What is it intended to do?

The policy seeks to protect the amenity of residents close to a property where a change of use or new building is proposed for classes A3, 4 and 5. The policy states that permission may be refused on the grounds of impact on amenity in terms of noise, fumes etc and in terms of community safety issues which may arise from the land use.

Therefore if you are proposing to change the use of or construct a new building accommodating a use considered to be in classes A3, A4 or A5 you will have to show how you have dealt with potential impacts in terms of noise and nuisance for nearby residents and community safety. If you are a resident living close to development proposal for such a use you will be able to ensure that any potential impact on your amenity is considered fully in determining the application

This policy will combine and replace Watford District Plan policies S11 and S12.

Policy TLC 7 Nuisance and Community Safety (Classes A3 - Restaurant, A4 - Drinking Establishment and A5 - Takeaway)

Proposals for use classes A3, A4 and A5 will be refused where there will be an adverse effect on the amenities of residential occupiers or community safety.

Where permission is granted for Use Classes A3, A4 or A5 or for an extension of such use, conditions appropriate to the permitted use will be imposed relating to community safety, hours of opening (in line with any statutory licensing hours appropriate to those premises) , noise, emission of fumes, the disposal of refuse and restricting the sale of hot food to be consumed off the premises.

This Policy supports/delivers:

National Policy:	NPPF: Para 58 Quality of new development.
Watford Sustainable Community Strategy Objective:	Prosperous and educated town.
Core Strategy Strategic Objectives:	SO1 – a family friendly town centre. SO3 – enhance Watford’s regional economic and transportation role.
Core Strategy Policies:	SS1 – Spatial Strategy. SPA1 - Town Centre. TLC1 – Retail and Commercial Leisure Development.

Character Areas

Why is this policy needed?

The Core Strategy defines the primary shopping area within the town centre and identifies an indicative wider town centre area; details of the proposed boundaries are found under the section headed Town Centre Boundary in the map book accompanying this document, and will, on adoption, be shown on the Policies Map.. Within both the primary shopping area and the wider town centre there are areas which have a distinct character and or function such as Clarendon Road or the Civic Area around the Town Hall. This policy describes and seeks to reinforce that character to maintain the richness and diversity of the town centre. The most successful town centres have areas of distinct character which make an important contribution to their attractiveness as places to visit and enhance the economic prosperity of the town.

What is it intended to do?

The policy sets out the distinct character areas within the town centre and identifies the areas on the accompanying map (to be found in the map book for this consultation) . The intention is to reinforce the character identified through development management decisions. The policy is linked to the following Core Strategy strategic objectives: SO1; SO3 and SO4 and policies: SS1, TLC1 and SPA1. If you live, run or own a business in any of the character areas you will be expected to show how you are reinforcing that character should you need to apply for planning permission for development.

This is a new policy and does not replace any saved policies.

Policy TLC 8 Character Areas

The town centre area as defined on the policies map covers parts of the town outside of the primary shopping area but which have a high proportion of land in town centre uses (NPPF para 23 sets these out as retail, leisure, commercial, office, tourism, community and residential). The different land uses tend to cluster together and the physical character of the area reflects those clusters. The primary shopping area is already defined in the Core Strategy and covers the part of the town centre where shops are found. The primary and secondary frontage within this area are defined on the policies map and policies TLC 3-6 set out the policy approach for these frontages. Aside from the primary shopping area other character areas are evident and are shown on the accompanying map below. The areas include:

- Commercial area – Clarendon Road
- Cultural Area – The Parade and ~~pond Area~~ Colosseum/Palace Theatre
- Civic area – Town Hall/Library/College/~~Sports~~ Leisure Centre/Colosseum
- Queens Road specialist and local shops
- Market Street specialist and local shops
- Lower High Street shopping and restaurant area – King Street to Ring Road south
- Heritage area (St Mary's and High Street/ King Street Conservation Areas)

The areas identified are referred to by the predominant land use in the area at ground floor level and all areas include a range of other uses as well.

i) Commercial Area - Clarendon Road

A policy relating to the retention of commercial floorspace in the commercial area around Clarendon Road is included in the Employment section (Policy EMP4).

ii) Cultural Area: - The Parade and Colosseum/Palace Theatre

This area has an important role to play in creating a diverse family friendly town centre. The area makes an important contribution to the cultural offer of the town and it is important to reinforce this. Much of this area is designated as secondary retail frontage and policy TLC 5 applies in terms of land use at ground floor which allows the growth of service and restaurant /café use in this area. The use of upper floors in this area for office or residential will be encouraged as the occupation of upper floors will make an important contribution to the vitality and vibrancy of the town centre. The Colosseum is functionally part of the cultural offer of the town but is physically separated from the cultural area by the ring road so it is shown as being within the Civic Area. The Palace Theatre is also functionally a key part of the town's cultural offer, but is located within the area where retail is the main activity and is included in this area rather than the cultural area.

This area e has one potential retail led mixed use development site (allocated site R1) Council is consulting on including at the area around the existing Sainsbury store and units No 45-61 on The Parade and 12-15 Albert Road ~~as a future retail led mixed use development site which could include leisure and residential on the upper floors.~~ The redevelopment of this site would be a key part to the regeneration of this area. The improved public realm for The Parade area provides an ~~The public realm project currently under way will create a~~ entertainment space for outdoor shows such as Imagine Watford and ~~will~~ makes a very positive contribution to reinforcing the cultural role of this part of the town centre.

iii) Civic Area – Town Hall/Library/College and Leisure Centre

It is recognised that there is some development potential on underused sites within this area; redevelopment proposals which reinforce and enhance the primary function of this area as a civic/college part of the town will be encouraged providing the proposals are able to contribute, through S106 /CIL, to the enhancement of the public realm within the conservation area. More information on the areas where enhancement is required is set out in the Conservation Area Management Plan.

iv) Queens Road and Market Street Specialist/Local Shopping Areas

It is important to ensure that there are smaller retail units available for local and specialist independent retailers within the town centre area. Redevelopment proposals which involve the loss of smaller units and their replacement with larger floor plates will be resisted in these areas unless it can be demonstrated that the units will provide floor space for an existing specialist/local trader in the area to grow their business. Residential units will be encouraged on the upper floors of existing or redeveloped units in these areas.

The Council will seek S106 and other contributions towards developing and implementing schemes to improve the physical quality of the public realm in these areas.

v) Lower High Street King Street to Ring Road - south – Shopping and Restaurant Area

The aim in this area is to encourage and reinforce the existing pattern of successful smaller retail units and restaurants. This area has a high quality physical environment in terms of the buildings, many of which are listed or locally listed and lies within a conservation area. This area will form the key link between the Croxley Rail link station at High Street and the primary shopping area of the town which will assist in maintaining its attractiveness as a retail and restaurant location. The Council will support proposals to improve the quality of the shop fronts to some of the units at the southern end which follow the guidance given in the Adopted Shopfront Design Guide Adopted.

vi) Heritage Area St Mary’s and High Street/King Street conservation areas

Policies for these conservation areas are set out in the Adopted Conservation Areas Management Plan.

The prime concern in these areas is the impact of any proposed development on the designated heritage assets. The Council will expect proposals for development in these areas to actively seek to enhance the identified character and appearance of the conservation areas.

Church Road car park and the green area abutting it are allocated as a redevelopment site (R4) for retail led mixed use. Any redevelopment of this area should retain a visual link to the ring road and should seek a more active frontage to the church yard. The footpath should be retained and made more formal.

This Policy supports/delivers:

National Policy:	NPPF paras 23; 70.
Watford Sustainable Community Strategy Objective:	Prosperous and educated town.
Core Strategy Strategic Objectives:	SO1 – a family friendly town centre. SO3 – enhance Watford’s regional economic and transportation role. SO4 – enhance Watford’s regional health, recreational, educational, cultural and social role.
Core Strategy Policies:	SS1 – Spatial Strategy 1. SPA1 – Town Centre. TLC1 – Retail and commercial leisure development.

Public Realm Enhancement

Why is this policy needed?

A key part of creating an attractive town centre which people want to visit is the quality of the public realm. Watford Borough Council has produced a Streetscape Design Guide in conjunction with Hertfordshire County Council (HCC) which sets out a co-ordinated approach to the enhancement of the public realm in the High Street and on key side roads. The Council has undertaken the first stage of the works in delivering the Top of the Town Enhancement works between the Rickmansworth Road and Clarendon Road. The Council will seek S106 and/or CIL funding from town centre development to help deliver the remainder of the enhancement works set out in the Adopted Streetscape Design Guide.

What it is intended to do?

The policy as set out will allow the collection of funds from new development in the town centre to deliver an enhanced public realm for the town which will increase the attractiveness of the town for visitors and businesses.

This is a new policy and does not replace a saved policy.

Policy TLC 9 Public Realm Enhancement

The Council will apply S106 and/or CIL funding as appropriate on all development within the town centre area to contribute towards the delivery of an enhanced public realm within the town centre as set out in the Adopted Streetscape Design Guide.

This Policy supports/delivers:

National Policy:	NPPF Para 23 Vitality and viability of town centres; Para 57 high quality and inclusive design for all development including public spaces.
Watford Sustainable Community Strategy Objectives:	Prosperous and educated town. Town which protects its environment and heritage.
Core Strategy Strategic Objectives:	SO1 – a family friendly town centre. SO3 – enhance Watford’s regional economic and transportation role.
Core Strategy Policies:	SS1 Spatial Strategy. SPA1 – Town Centre. INF 1 – Infrastructure Delivery.

	TLC1 – Retail and commercial leisure development.
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Restriction of Non A1 Uses in Local Centres

Why is this policy needed?

The network of local centres across the Borough provides an important local resource for the residents of Watford and it is important to ensure that these centres continue to do this. Local shops are a key component of local centres and it is important to ensure that the shops continue to play this role. Watford is a compact but congested town and it is important that the local centres are located in parts of the town where residents can access them by foot and cycle as well as by car or bus.

What is it intended to do?

This policy seeks to protect and reinforce the network of local centres within the town so that they are able to offer a range of services to the population within a reasonable distance of all properties. The policy seeks to retain local shops as the core of the district and local centres and restricts non-retail A class uses to a percentage of the units in a given centre. This means that all residents should be able to access local shops within a reasonable distance from their homes.

This policy replaces WDP 2000 policy S9 and applies a similar approach to the new hierarchy of centres. Policy S10 was deleted in the Core Strategy.

Policy TLC 10

Restriction of Non A1 Use Classes in District Centres

Within the district and local centres as identified in Table 2 of Part 1 of the Local Plan – Core Strategy adopted January 2013 and defined on the policies map uses outside Use Classes A1, A2 and A3 will not be allowed at ground floor level of any premises. Use Classes A2 and A3 will only be permitted on the ground floor if it will not detrimentally undermine the retail character, function or effectiveness of the district or local centre in question. Levels of units outside Class A1 will be limited to 50% of the units in a given defined centre class A2 and A3 which will be acceptable within District and local centre frontages are set out below:

District Centre:

~~North Watford/St Albans Road District Centre – extent of shopping centre frontage is defined on the adopted policies map. Amounts of Class A2, A3, A4 and A5 will be restricted to:~~

~~Options:~~

1. 50% of units
2. 40% of units but allow to rise to 50% when vacancy levels are > 10%.

Neighbourhood Centres:

Extent of the shopping frontages is defined on the adopted policies map

- Garston Park Parade
- Goodwood Parade
- Longspring
- Langley Road/St Albans Road
- Buckingham Road
- Bushey Arches
- Vicarage Road
- Whippendell Road East

New Facilities

- Ascot Road Station Area
- JR Tagger Site to enhance Bushey Arches

Amounts of Class A2, A3, A4 and A5 will be restricted to:

Options:

1. 50% of the units
2. 40% but allow a rise to 50% where vacancy levels >10%

Local shops:

The extent of shopping frontage is defined on the adopted policies map

- The Brow
- Euston Avenue
- Leavesden Road
- Langley Way
- Orbital Crescent
- The Gossamers
- Tolpits Lane
- Tudor Avenue
- Villiers Road
- Horseshoe Lane
- Whippendell Road/Ascot Road
- St Johns Road
- St James Road
- Harwoods/Hagden Lane
- Haines Way
- Watford Fields

• North Approach

Eastbury Road
New Facilities

- Health Campus
- Nascot Grange Development
- Leggatts Campus redevelopment

Amounts of class A2, A3, A4 and A5 will be restricted to
Options:

1. 50% of the units
2. 40% dropping to 50% when vacancy >10%

This Policy supports/delivers:

National Policy:	NPPF Para 23 - resilient network of centres.
Watford Sustainable Community Strategy Objective:	A prosperous and educated town.
Core Strategy Strategic Objectives:	SO2 – Sustainable neighbourhoods.
Core Strategy Policies:	SS1 - Spatial Strategy. TLC 2 – Neighbourhood Centres.

Community Facilities

Why is this policy needed?

This policy is needed to provide stronger protection for existing community facilities which play an important role in delivering a place where people want to live. Where major new development is proposed such as in the SPAs or where facilities are lost as part of a redevelopment proposal the Council will seek new facilities for communities as part of the development proposals where there is an identified demand. Over time it is hoped to encourage community facilities, where appropriate, to locate near to local centres.

What is it intended to do?

The policy will protect existing facilities unless criteria can be met which show that the facilities are no longer required. New facilities will be encouraged where there is an identifiable demand. This policy means that the Council will

protect community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship – NPPF para 70) from redevelopment unless they can be replaced with a more appropriate facility or it can be shown that the facility is no longer needed and the building cannot be used by another community group. The Council is seeking through this policy and the Core Strategy policies that community facilities are spread across the borough and over time located close to local centres as well. This means that as a resident you should be able to access community facilities reasonably close to your home.

This policy replaces Watford District Plan 2000 policy CS3, and together with TLC2 replaces CS6. CS8 and CS9. Together with TLC7 it also replaces H15.

Policy TLC 11

Community Facilities

The Council will protect existing and encourage the provision of new community uses that address an identified demand from the local community. Such uses should be located within a sustainable and accessible location close to the desired need; located as a complementary use either within or close to an identified neighbourhood centre and be accessible to all in the community that they serve.

The Council will not permit the loss or downgrading of existing community uses (~~local shops, meeting places, sports venues, cultural buildings, public houses and places of worship~~ social, recreational and cultural facilities and services which meet the community needs) unless: it has been demonstrated that demand for the existing use or an alternative use from the local community has dropped to such a level that such uses are no longer required; it can be demonstrated that there is no demand for community uses in that property and evidence has been provided to show that the property has been marketed as a community use for a period of two years and no viable uses have come forward; appropriate, alternative uses can be provided in a nearby location that fully address the needs of the community

Note: Demand for uses is demonstrated through representations received during consultations and letters received from local community groups. Some facilities are identified in the Infrastructure Delivery Plan. Relevant distances are set out in Table 5 of the Core Strategy.

Community uses are all those which support and serve the residents of the town and range from education and health to leisure facilities to local churches and community centres. Many agencies apart from the Council are responsible for the provision of such services.

This Policy supports/delivers:

National Policy:	NPPF : para 70.
Watford Sustainable Community Strategy Objectives:	A well planned town. A well informed community.
Core Strategy Strategic Objectives:	SO4 Enhance Watford's regional health, recreational, educational, cultural and social role.
Core Strategy Policies:	SS1 - Spatial Strategy. TLC2 – Neighbourhood Centres.

TLC 12

Community Facilities Site Allocations

The following site will be allocated for the provision of new community facilities to be delivered using private sector funding.

CF1 Tolpits Lane.

TLC 13

Town Centre Retail Site Allocations

To deliver the additional retail floor space identified in the Core Strategy at Table 3 the following sites within the town centre have been allocated for retail use along with other town centre uses, which meet the Council's policy objectives for the town centre, on upper floors:

R1 Sainsbury's and adjoining land

R2 Former TJ Hughes and adjoining land

R3 BT Telephone Exchange and adjoining Wellstones

R4 Church Street Car Park and land fronting Market Street/Market Place

R5 Charter Place centre and adjoining land onto the High Street

Maps of proposed allocations can be found in the Town and Local Centre section of the map book accompanying this consultation.