



# LOCAL PLAN - Part 2

## Site Allocations and Development Management Policies 2006-31

Publication Version July 2016



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ABI	Annual Business Inquiry
Accessibility	The ability of people to move round an area and to reach places and facilities, including elderly and disabled people, those with children and those encumbered with luggage or shopping.
Adaptability	The capacity of a building or space to be changed so as to respond to changing social, technological and economic conditions.
Adoption	The final confirmation of a plan as a statutory document by the local planning authority.
Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing, provided to specific eligible households whose needs are not met by the market. It does not include low-cost market housing.
Amenity / Residential Amenity	The pleasant or normally satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors.
AMR – Authority's Monitoring Report	A report submitted to Government by local planning authorities assessing Local Development Framework production progress and policy effectiveness.
AQAP	Air Quality Action Plan
AQMA	Air Quality Management Areas
Area Action Plans (AAP)	A Local Plan Document for areas of change or conservation. Their purpose is to deliver planned growth, stimulate regeneration and protect areas sensitive to change.
BAP - Biodiversity Action Plan	Biodiversity Action Plan is a strategy prepared for the area aimed at conserving biological diversity. The Hertfordshire Biodiversity Action Plan: A 50 Year Vision identifies key biodiversity areas in Three Rivers.
Biodiversity	A measure of the number and range of species and their relative abundance in a community.
BREEAM	BREEAM (Building Research Establishment Environmental Assessment Method), first published by the Building Research Establishment (BRE) in 1990, is the world's longest established method of assessing, rating, and certifying the sustainability of buildings.
Brief	A site-specific document which sets out requirements in terms of planning policy, design, and developer contributions to guide the development of the site.
Brownfield Land	Land previously used for industrial purposes, residential or commercial uses



Building Futures Sustainable Design Toolkit	A Sustainable Design Toolkit has been developed to help those who prepare and assess development proposals in Hertfordshire, to better understand the principles of sustainable design and construction and to consider how best these principles can be applied
Building Regs	Building Regulations - set standards for design and construction which apply to most new buildings and many alterations to existing buildings in England and Wales.
CHP - Combined Heat and Power	Combined heat & power (CHP) is the simultaneous generation of useable heat and power (usually electricity) in a single process. It is a form of decentralised energy technology and typically installed on-site, supplying customers with heat and power directly at the point of use.
CIL - Community Infrastructure Levy	Community Infrastructure Delivery - A levy on new developments to support infrastructure delivery. Introduced by the Planning Act 2008.
Circular Economy	An alternative to a traditional linear economy (make, use, dispose) in which we keep resources in use for as long as possible, extract the maximum value from them whilst in use, then recover and regenerate products and materials at the end of each service life
Code for Commercial/Sustainable Buildings	An evolving voluntary scheme being developed by government and industry. The aim of the CSB is the active promotion of more sustainable building practices
Code for Sustainable Homes	A system of sustainable building standards for homes based on voluntary compliance but now superseded by the Building Regulations.
Communities and Local Government (CLG)	The Government department responsible for planning and local government.
Community Facilities/Uses	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 places of worship and community centres.
Community Plan	A document produced by the Council and key local partners, which sets out the long-term vision for the town.
Community, Leisure and Cultural Facilities	These include, but are not limited to community centres, sports halls, theatres, public halls, doctors and dental surgeries, faith facilities, post offices, public houses, schools and local shops.
Conservation Area	An area designated under the Planning Act 1990 (Listed Buildings and Conservation) as being of special architectural or historic interest of which it is desirable to preserve and enhance.
Contaminated Land	Land which has been polluted or harmed in some way



	rendering it unfit for safe development and most practical uses, without treatment.
Context (or Site) Appraisal	A detailed analysis of the features of a site or area (including land uses, built and natural environment and social and physical characteristics) which serves as the basis for an urban design framework, development brief, design guide or policy or guidance.
Controlled Parking Zone (CPZ)	A CPZ is an area where parking is controlled. Some limited parking may be allowed for short time periods. In general the parking is restricted to residents and local businesses with permits. Times of the zone will be displayed on the zone entry signs, which will be present on all routes in the zone.
Core Strategy	The Core Strategy, adopted in 2013, sets out the long-term spatial vision for the Borough, along with the core policies and proposals that will be required to deliver that vision.
Density	In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.
DES - Development Economics Study	A study that assesses the economic viability of land for housing within the borough taking account of risks to delivery and likely levels of finance available for affordable housing.
Design Code	A design code is a technical delivery document, which serves as a quality benchmark for the whole development, but not a prescription.
Design Code	Document that sets rules for the design of a new development. It is a tool that can be used in the design and planning process, but goes further and is more regulatory than other forms of guidance commonly used in the English planning system over recent decades. It can be thought of as a process and document – and therefore a mechanism – which operationalises design guidelines or standards which have been established through a masterplan process. The masterplan or design framework is the vision
Developer Contributions	Contribution in the form of money, land or other means collected from developers to pay towards the cost of infrastructure.
Development Brief	Document providing detailed information to guide developers on the type of development, design and layout constraints and other requirements for a particular, usually substantial, site.
Development Management	Development management is a positive and proactive approach to shaping, considering, determining and



	delivering development proposals. It is led by the council as the local planning authority, working closely with those proposing developments and other stakeholders, as it receives and considers the merits of planning applications and whether the developments proposed should be given permission.
Development Plan	Development plans focus on land use development and protection set within the context of wider social, economic and environmental trends and considerations. Reflecting national planning policies, development plans make strategic provision for the long-term use of land and buildings, providing a framework for local decision-making and the reconciliation of competing development and conservation interests.
DfT	Department for Transport, responsible for the maintenance of a transport system which balances the needs of the economy, the environment and society.
District Heating	Heating systems which distribute steam or hot water to a number of buildings across a district. Heat can be provided from variety of sources, including geothermal, combined heat and power (CHP) plants, waste heat from industry and purpose-built heating plants.
Duty to cooperate	<p>Localism Act 2011</p> <p>Each person who is—</p> <p>(a) a local planning authority</p> <p>(b) a county council in England that is not a local planning authority, or</p> <p>(c) a body, or other person, that is prescribed or of a prescribed description,</p> <p>must co-operate with every other interested body</p>
Employment Land	Land allocated to Industrial and Business use.
Environmental Report	Forms part of the Strategic Environmental Assessment (SEA).
Environmental Report	Contains the sustainability and strategic environmental assessment as required by the European Strategic Environmental Assessment Directive (SEA)
Evidence Base	A collective term for technical studies and background research that provides information on key aspects of social, economic and environmental characteristics of the borough. This enables the preparation of a sound Local



	Development Framework meeting the objectives of sustainable development.
Exception Test	The Exception Test, as set out in paragraph 102 of the NPPF is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable
Flood zone 1	Land having a less than 1 in 1,000 annual probability of river or sea flooding.
Flood Zone 2	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Flood Zone 3a	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.B33
Flood Zone 3b	This zone comprises land where water has to flow or be stored in times of flood.
Foul Water	Toilet, bath, shower, kitchen sink, washing machine, dishwasher, etc for transfer to sewage treatment works
Functional Floodplain	The area where there is a 5% chance of flooding in any one year (1 in 20 year event) for the River Gade catchment and where there is a 2% chance of flooding in any one year (1 in 50 year event) for the Upper Colne and Mimmshall Brook Area
Garden Development	Any development involving land previously used as a garden including free standing outbuildings of a scale that would require planning permission, new dwellings, alterations/ extensions and changes of use to existing buildings
GIS	Geographic Information Systems - Computer mapping system
Good Design	Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”
Grade A Office Floorspace	The highest-quality office spaces on the market are considered Grade A. Generally speaking, these spaces are newly constructed and have been outfitted with top-of-the-line fixtures, amenities and systems - Clarendon Road
Grade B Office Floorspace	These buildings usually don't have the same high-quality fixtures, architectural details and impressive lobbies as Class A spaces, but they are generally nice buildings with fully functional facilities



Green Belt	Also known as the Metropolitan Green Belt - an area of land which has been specifically designated for long-term protection. It is a nationally important designation and exists to prevent urban sprawl by keeping land open and free from development.
Green Flag Accreditation	The Green Flag Award® scheme is the benchmark national standard for parks and green spaces in the UK. Parks have to meet 8 strict criteria to qualify for accreditation.
Green Infrastructure	Green Infrastructure refers to networks of green spaces and natural features including open spaces, waterways, gardens, woodlands, green corridors, wildlife habitats, street trees and natural heritage. It provides landscape, wildlife, recreation and cultural experiences and can play a key role in adapting to and mitigating climate change
Green Infrastructure	Network of multifunctional green space, both new and existing, rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities. It provides landscape, wildlife, recreation, sport and cultural experiences and can play a key role in adapting to and mitigating climate change.
Greenfield	Land (or a defined site) which has never been built on before or where remains of any structure or activity have blended into the landscape over time (opposite of brownfield or previously developed land).
Grey Water	Grey water is wastewater from showers, baths, and wash basins.
HCC	Hertfordshire County Council.
Hectare	10,000 m <sup>2</sup> =2.5acres/12000sq/yds
Hertfordshire Building Futures Guide	Building Futures is an evolving web-based guide, designed to provide practical, user-friendly and up to date guidance on how to make development in Hertfordshire more sustainable and of a higher quality in design terms.
HMO	House in Multiple Occupancy - A house in multiple occupation is a property rented out by at least 3 people but not more than six people who are not from 1 'household' (eg a family) but share facilities like the bathroom and kitchen
Impact Assessment	?(housing section, sequentail test & impact assessment)?
Impact Test (Retail)	The impact test determines whether there would be likely significant adverse impacts of locating main town centre development outside of existing town centres (and therefore whether the proposal should be refused in line with policy).



Infrastructure	Collective term for physical structures, facilities and services needed by the community, for example, buildings, roads, power supplies, affordable housing, health, sports, leisure and educational facilities, doctors surgeries, churches and open space.
Key Diagram	A diagram which illustrates the main strategic principles of the spatial strategy of the Local Plan ( as set out in the Core Strategy for Watford) . It is not site specific, unlike the policies map.
Landmark	Building or structure which stands out from its background by virtue of its height, size or other aspect of design, usually used to mark a particular use or intersection and aid navigation of the area.
LEVs	Low Emission Vehicles
Listed Building	Building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest divided in to Grade II, II* and Grade I
Listed Building - Statutory Listed Building	A building included on a list of buildings of architectural or historical interest compiled by the Secretary of State, under the Planning Act 1990.
LLFA	Lead Local Flood Authority
Local Centres	Small parades of individual shops meeting day to day short term needs
Local Development Order ( LDO)	An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.
Local Development Scheme (LDS)	A document setting out the programme for the preparation of the Local Plan.
Local Enterprise Partnership (LEP)	Local enterprise partnerships are locally-owned partnerships between local authorities and businesses, they will play a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs. They are also a key vehicle in delivering Government objectives for economic growth and decentralisation, whilst also providing a means for local authorities to work together with business in order to quicken the economic recovery. Watford is part of the Hertfordshire LEP which covers the whole of Hertfordshire.
Local Nature Reserve (LNR)	A habitat of local or regional significance that makes a useful contribution both to nature conservation and to the opportunities for the community to see, learn about and enjoy wildlife.



Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Locally Listed Building	Watford Borough contains a number of buildings that do not merit statutory listing under the Planning (Listed Buildings and Conservation Areas) Act 1990, but are of architectural and/or historic value. As part of the Council's Urban Conservation Strategy, the Council is of the view that the contribution that these buildings make to the history, character, streetscape and identity of Watford is worthy of protection. Therefore, for this reason, Buildings of Local Interest were identified and are now listed.
Locally Listed Building	In Watford, we have 240 locally listed buildings, chosen for their architectural and historical value. These don't meet the requirements for a national listing, so in order to protect these buildings, we have listed them locally.
London Arc	The London Arc was an area defined in the East of England Plan (now revoked) comprising the area in the East of England closest to and most strongly influenced by London. It includes the districts of Watford, Broxbourne, Dacorum, Hertsmere, St Albans, Three Rivers and Welwyn Hatfield in Hertfordshire, as well as Brentwood and Epping Forest in Essex.
LSP - Local Strategic Partnership	An 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.
Main rivers	Main rivers are usually larger streams and rivers, but some of them are smaller watercourses of local significance. In England Defra decides which watercourses are the main rivers. Main rivers are marked on an official document called the main river map.
Major Development	In terms of residential development - greater than 10 dwellings or 0.5 hectares. In terms of other development a floorspace greater than 1,000m <sup>2</sup> (as defined by CLG).



Material Consideration	A planning matter relevant to an application. The range of matters that can be considered as “material” is very wide, and can include representations made by the public, comments made by statutory and non-statutory consultees, draft plans, design issues and development impacts, for example. However, loss of property value or loss of a view, for example, are not material considerations. The planning authority will decide how much weight to attach to each material consideration.
Minerals and Waste	In planning minerals and waste refers to quarrying (minerals) and refuse (waste)
Minor Development	In terms of residential development - less than 10 dwellings or 0.5 hectares. In terms of other development a floorspace of less than 1,000m <sup>2</sup> (as defined by CLG).
Mitigation	The action of reducing the severity, seriousness, or painfulness of something
Mixed use allocations sites	Sites identified for a mix of uses. Designated MXD1, MXD2 etc
Neighbourhood Forums	Each ward has a Neighbourhood Forum at which the three elected councillors for the ward can engage with local residents, businesses and community groups. Information about meetings can be found on the council’s website, under council meetings, agendas and reports.
NPPF	National Planning Policy Framework 2012
NPPG	National Planning Practice Guidance. Guidance is intended to assist practitioners
ONS	Office for National Statistics - produces independent information to improve our understanding of the UK's economy and society.
On-site Renewable Technology	Collective term for domestic scale renewable energy technologies such as solar thermal, solar photovoltaics and domestic wind turbines provided on the site of development.
Ordinary watercourse	An ordinary watercourse is every river, stream, ditch, drain, cut, dyke, sluice, sewer (other than a public sewer) and passage through which water flows, but which does not form part of a main river. (definition from Environment Agency publication – Livin
PDL - Previously Developed Land	Previously Developed Land (or Brownfield Land) land that is, or has been occupied by a permanent structure and associated fixed surface infrastructure.
Permeability	The degree to which an area has a variety of pleasant, convenient and safe routes through it.



Planning Obligation	Legal agreements between a planning authority and a developer, or offered unilaterally by a developer, ensuring that certain extra works related to a development are undertaken, usually under Section 106 of the Town and Country Planning Act 1990.
Policies Map	This map illustrates the policies in the Local Plan
Primary Shopping Frontages	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.
Remediation	The action of remedying something, in particular of reversing or stopping environmental damage
Retail Hierarchy	The retail hierarchy supports the management and growth of the town centre and other (smaller) local centres. The hierarchy helps to ensure that new retail development takes place at appropriate locations and at an appropriate scale
RSL	Registered Social Landlord
Secondary Shopping Frontages	Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses. The approach here 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)
Section 106 (S106)	Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are increasingly used to support the provision of services and infrastructure.
Sequential Approach	A sequential approach is recommended for the allocation of land for retail use. The preferred 'retail hierarchy' (in descending order of preference) is: town centre sites where suitable sites or buildings suitable for conversion are available, edge-of-centre sites, district and local centres and only then out-of-centre sites in locations that are accessible by a choice of means of transport.
Sequential Test	The sequential test guides main town centre uses towards town centre locations first, then, if no town centre locations are available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of town centre locations, with preference for accessible sites which are well connected to the town



	centre. It supports the viability and vitality of town centres by placing existing town centres foremost in both plan-making and decision-taking.
SHLAA - Strategic Housing Land Availability Assessment	An assessment of land availability for housing.
SHMA - Strategic Housing Market Assessment	An assessment of housing need and demand to inform the Local Plan
Site allocations	Sites allocated for future development
Site Allocations	Sites within Watford identified for development, usually residential
Social Rented Housing	Includes rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime.
SPA	Special Policy Area (subject to area specific policies) Refers to the borough's six strategic sites. Designated SPA1, SPA2 etc. Identified in the Core Strategy
SPA	Special Policy Area (subject to area specific policies) Refers to the borough's six strategic sites. Designated SPA1, SPA2 etc. Identified in the Core Strategy
Spatial Planning	System to integrate land use planning policies with the policies of other plans, programs and strategies which also influence the nature of places and how they function. An integrated and partnership approach towards delivery of development.
Starter Homes	A newly built property that must be sold to someone who is a first-time buyer below the age of 40, with a discount of at least 20 per cent off the market value. Outside of London the discounted price should be no more than £250,000 (in 2015).
Statement of Community Involvement (SCI)	A document that sets out how the Council will engage with the community in preparing and reviewing the Local Plan, and also in major development control decisions. In effect it is the Council's policy on planning consultation.
Strategic Environmental Assessment (SEA)	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.
Strategic Flood Risk Assessment	(SFRA) a study which assesses and maps all forms of flood risk from groundwater, surface water, sewer and river sources taking into account future climate change



	predictions.
Streetscape Design Guide	Sets out a co-ordinated approach to the enhancement of the public realm in the High Street and on key side roads
Supplementary Planning Document (SPD)	A document setting out additional information on a particular area or topic, to supplement the Local Plan.
Surface Water	Rainwater from roof, driveway, patio, roads, etc. Drains to a local water course
Sustainability Appraisal (SA)	An assessment of the social, economic and environmental impacts of the policies and proposals contained within the Local Plan. The SA is an integral part of the Plan preparation and is developed, and subject to consultation alongside the Plan.
Sustainability Statement	A statement accompanying planning applications detailing sustainability measures within the application. Can be part of the Design and Access Statement.
Sustainable Community Strategy	A strategy prepared by the local strategic partnership to help deliver community aspirations. Local development frameworks must have regard to, and should be the spatial expression of, the sustainable community strategy.
Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable Drainage (SuDS)	An approach to drainage which seeks to decrease the amount of surface runoff, decrease the velocity of surface runoff, or divert it for other useful purposes, thereby reducing the contribution it makes to sewer discharge and flooding.
Technical housing standards – nationally described space standard	Sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height
Thames River Basin Management Plan	Sets out river restoration and other mitigation measures for the improvement of the water environment, water quality and water ecology, and includes actions to help the River Colne and River Gade achieve good ecological status or potential
Town Centres	Usually the second level of centres after city centres (See retail strategy)
ULEVs	Ultra-Low Emission Vehicles
Urban Grain	Defined as the combined pattern and arrangement of the blocks, streets, green infrastructure and plots. It covers elements such as the design character of blocks, building size, scale, height and form
Use Class A1	Shops



Use Class A2	Financial & Professional Services
Use Class A3	Food and Drink
Use Class A4	Pubs
Use Class A5	Hot food takeaway
Use Class B1	Business use.
Use Class B2	General industrial.
Use Class B8	Storage and distribution.
Use Class C1	Hotels
Use Class C2	Residential Institutions
Use Class C2A	Secure Residential Institution
Use Class C3	Dwelling Houses
Use Class C4	Houses in Multiple Occupation (up to 6 occupants)
Use Class D1	Non-residential Institutions
Use Class D2	Assembly and Leisure
Use Class Order	The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories, planning permission not being required for changes of use within the same use class. In practice changes between use classes are likely to require planning permission.
Use Class Sui-Generis	A use that does not fall within any particular use class as defined in the Use Class Order.
Viability	The National Planning Policy Framework says that plans should be deliverable and that the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened
Waste Hierarchy	Prevention, preparation for reuse, recycling, other recovery, disposal
Water Cycle Study	Water Resource study conducted by WBC and adjoining authorities
Water Framework Directive	The purpose of this EC Directive is to establish a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater.



Watford's Residential Design Guide (RDG)	Provides a robust set of design principles which can be applied to proposals ranging from house extensions to largescale redevelopment schemes
WBC	Watford Borough Council
WDP	Watford District Plan published 2000, will be replaced by the Local Plan.
Wenta	A not-for-profit organisation providing business advice business centre premises and training in Herts.
Windfall	A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most 'windfalls' are referred to in a housing context and tend to be small sites.



# Introduction



West Herts College



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BOROUGH  
COUNCIL

# 1. Introduction

- 1.1. Part 1 of Watford's Local Plan – the Core Strategy - was adopted on 30<sup>th</sup> January 2013. The Core Strategy sets out the vision, objectives and spatial strategy for Watford Borough to 2031 and forms the strategic planning context.
- 1.2. The Core Strategy and remaining policies of Watford District Plan (WDP) 2000 currently make up the development plan for Watford, along with Hertfordshire County Council Minerals and Waste Local Plans.
- 1.3. Part 2 of the Local Plan will replace and update the remaining Watford District Plan 2000 policies and site allocations, to support the delivery of the Core Strategy vision and objectives by:
  - 1) Identifying sites and areas for specific purposes; and
  - 2) Providing environmental criteria, against which development proposals and planning applications can be judged.
- 1.4. We first asked for views on what Local Plan Part 2 should cover, back in November 2012, and followed this up by publishing draft policies and a list of potential sites for consultation during November and December 2013. There were subsequent consultations on revised policies and sites in December 2014-Feb 2015; additional policies and changes from December 2015-Feb 2016 and on the adoption of the optional nationally described space standards in June – July 2015, as well as ongoing discussions under the Duty to Cooperate. Information received in response to these consultations has been used, alongside relevant evidence, to prepare this plan which is the version we intend to submit to the Secretary of State for examination.

## Purpose of this consultation

- 1.5. The Publication stage is a formal stage in plan preparation when you can comment on the Plan we propose to submit for examination. At examination the inspector will consider whether the plan has been prepared in accordance with the duty to cooperate, legal and procedural requirements, and whether the plan is “sound” according to the 4 tests set out in paragraph 182 of the National Planning Policy Framework (NPPF), namely that the plan is:
  - Positively prepared – the plan should be based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including any requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;



- Justified-the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- Effective-the plan should be deliverable over its period and based on effective joint working on cross boundary strategic priorities; and
- Consistent with National Policy-the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF

It is therefore helpful if comments are focussed on these matters.

- 1.6. Alongside this we are also consulting on the Environmental Report prepared to assess the sustainability of the proposed policies. This report contains the sustainability and strategic environmental assessment required by the European Strategic Environmental Assessment (SEA) Directive.
- 1.7. You will see that in many cases policy numbering in each chapter does not start at 1. This is because the numbering follows on from that in the Core Strategy, to make it clear that the policies will all form part of the same Local Plan. Once agreed the policies will all operate together and, following adoption, the policies will be shown on an adopted policies map.
- 1.8. The proposed policies map illustrates the geographical coverage of relevant policies.

## Preparation process

- 1.9. There are a number of formal stages in the preparation of the Local Plan, which we have supplemented with additional consultation to ensure all interested parties have had a chance to help shape the plan.
- 1.10. Policies are also subject to sustainability appraisal / strategic environmental assessment which considers the environmental impact of the preferred policy approach and all reasonable alternatives, and equalities impact assessment which considers the effect on defined “protected characteristics”. Plan preparation is therefore an iterative process, with the aim of arriving at a plan that there is as much agreement on as possible by the time we reach this formal publication stage (Stage 2 in Table 1 below).
- 1.11. By Stage 2 the plan should be ready to submit for examination, and the scope of consultation is therefore limited to compliance with defined legal and soundness tests.
- 1.12. Preparatory work was already well underway alongside Core Strategy preparation before the “notification” stage below which was introduced by regulations in 2012.



<b>Table 1 Local Plan Part 2 Preparation Process</b>		
<b>Preparatory work</b>	Much of the work undertaken since 2005 including evidence gathering, consultation on options and sustainability appraisal for the Core Strategy is also relevant to Local Plan Part 2. Suggestions for site allocations were requested on two previous occasions.	Call for sites in 2006 and 2009.
<b>1. Notification</b>	Regulatory stage – a letter was sent to all consultees informing them of our intention to prepare the Local Plan Part 2 and the subject matter thereof. Suggestions on content were invited.	November 2012
<b>1<sup>st</sup> Consultation</b>	At this stage we consulted on initial policy ideas and alternatives, giving an indication, where possible, of our preferred approach. The alternatives had already been subject to sustainability appraisal – these findings were also published for consultation.	November-December 2013
<b>2<sup>nd</sup> Consultation</b>	At this stage we published our first full draft of the plan for comment. The Environmental Report (which sets out the findings of the sustainability appraisal) was also published for comment.	Dec 2014- Feb 2015
<b>Further informal consultation</b>	Bedford St School Site ( 24 <sup>th</sup> Jun-22 <sup>nd</sup> Jul 2015 )  Additional policies / policy changes ( Dec 2015-Feb 2016)  Consultation on the use of optional nationally described space standards ( June 2016 – July 2016)	June 2015 – July 2016
<b>2. Publication</b>	Publication of the plan we intend to submit for examination. Scope for comment is limited to compliance with specific legal and soundness tests. If significant changes are required in response to these comments, changes will be proposed and subject to a further	Current stage



	stage of consultation before submission.	
<b>3. Submission</b>	Plan submitted for independent examination by a Government appointed inspector.	Feb 2017
<b>4. Examination</b>	An independent inspector will examine the soundness of the plan and consider the comments made at publication stage.	
<b>5. Adoption</b>	On adoption the policies become part of the statutory development plan for Watford.	Jan 2018



## How to comment:

Consultation on the Local Plan Part 2 and the Environmental Report will run from noon Thursday 18th August 2016 until noon on Mon 3rd October 2016. Please submit any comments during this timeframe.

The quickest and easiest way to submit comments is via our online system at this link: <https://watford.idi-consult.net/localplan>. Comments may be submitted by selecting the relevant document then clicking on the pen symbol next to the policy on which you wish to comment. Before you submit comments for the first time you will need to register on the system. This is a simple process requiring a valid email address. Submitting comments this way is easy to do, and avoids any chance of confusion as to which policy you are commenting on.

If you are unable or prefer not to submit comments online, please email them to [strategy@watford.gov.uk](mailto:strategy@watford.gov.uk) ensuring each comment clearly indicates the policy referred to, and the relevant legal or soundness test. Such comments should be sent in a format that allows comments to be easily cut and pasted into the consultation system.

Our postal address and contact details are:

**Watford Borough Council**  
**Planning Policy**  
**FREEPOST ANG0394**  
**Watford WD17 3BR**

**Email:** [strategy@watford.gov.uk](mailto:strategy@watford.gov.uk)

**Tel:** 01923 278263



**Full List of Local Plan Policies (adopted Core Strategy Policies are shown plain text with Local Plan Part 2 policies in bold)**

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

SS1 Spatial Strategy

SPA1 Town Centre

SPA2 Watford Junction

SPA3 Health Campus

SPA4 Lower High Street

SPA6 Western Gateway

**SPMX1 Special Policy Areas**

**SPMX2 Mixed Use Allocations Policy**

IP1 Croxley Rail Link

IP2 Abbey Flyer

IP3 Watford Junction Interchange

SD1 Water

SD2 Water and Wastewater

SD3 Climate Change

SD4 Waste

**SD5 Sustainable Design Requirements**

**SD6 Renewable Energy Technology**

**SD7 Decentralised Energy**

**SD8 Managing Flood Risk and the Water Environment**

**SD9 Water Consumption**

**SD10 Waste**

**SD11 Unstable, Contaminated and Potentially Contaminated Land**

**SD12 Potentially Hazardous or Polluting Development**

**SD13 Air Quality**

**SD14 Noise Protection**

**SD15 External Lighting**

TLC1 Town Centre Development

TLC2 Neighbourhood Centres

**TLC3 Restriction of Non-Retail Uses in Prime Retail Frontage**

**TLC4 Restriction of Non-Retail Uses in the Intu Watford ( former Harlequin Centre and Charter Place)**

**TLC5 Restriction of Non-Retail Uses within Secondary Retail Frontage**

**TLC6 A3 Hub Areas**

**TLC7 Restriction of Betting and Money Shop Clusters**

**TLC8 Nuisance and Community Safety**

**TLC9 Character Areas**



- TLC10 Public Realm Enhancement**
- TLC11 Restriction of Non A1 Use Classes in District and Local Centres**
- TLC12 Community Facilities**
- TLC13 Community Facilities Site Allocation**
- TLC14 Town Centre Retail Site Allocations**
- HS1 Housing Supply and Site Selection
- HS2 Housing Mix
- HS3 Affordable Housing
- HS4 Gypsies and Travellers
- HS5 Conversion of HMOs to Flats**
- HS6 Applications for HMOs, Self Contained Flats ( as block HMOs) or Hostels**
- HS7 Conversions and Subdivision of Family Housing**
- HS8 Non Residential Proposals in Residential Areas**
- HS9 Retention of Affordable Housing**
- HS10 Garden Development**
- HS11 Older Persons’ and Specialist Housing**
- HS12 Housing Delivery**
- GT1 Gypsy and Traveller Provision**
- EMP1 Economic Development
- EMP2 Employment Land
- EMP3 Employment Areas**
- EMP4 Change of Use from B class Outside of Designated Employment Areas**
- EMP5 Clarendon Road, Station Road and Bridle Path Office Area**
- EMP6 Leavesden Studios Operations – The Island Site**
- T1 Regional Transport Node
- T2 Location of New Development
- T3 Improving Accessibility
- T4 Transport Assessments
- T5 Providing New Infrastructure
- T6 Car Parking Provision**
- T7 Car Clubs and Charging Points for Low Emission Vehicles**
- T8 Cycle Parking Provision**
- T9 Access and Servicing**
- INF1 Infrastructure Delivery and Planning Obligations
- INF2 Mobile Communications**
- UD1 Delivering High-Quality Design
- UD2 Built Heritage Conservation
- UD3 Design Policy: Shopfronts and Advertisements/Signs**
- UD4 The Historic Environment**
- UD5 Design Policy: Residential Design Guide and Optional Technical Housing Standards – Nationally Described Space Standard**
- GI1 Green Infrastructure
- GI2 Green Belt
- GI3 Biodiversity
- GI4 Sports and Recreation
- GI5 Trees, Woodlands and Hedgerow**



- GI6 Protecting and Enhancing the Grand Union Canal**
- GI7 Protection and Restoration of River Corridors and Watercourses**
- GI8 Sports Facilities**
- GI9 Provision of Open Space and Play Space in Residential Development**
- GI10 Compensating for Impacts on Biodiversity**
- GI11 Green Belt**
- TB1 Location of Taller Buildings**
- TB2 Design of Taller Buildings**



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# Special Policy Areas and Mixed Use Allocations

Welcome to Watford Junction 



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## 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 set in Local Plan Part 2 and illustrated on the policies map.

#### What is it intended to do?

- 2.2. To allocate the Special Policy Areas and define their boundaries.
- 2.3. Some of the Special Policy Areas include safeguarded facilities – these are currently safeguarded in Waste Policy 5 of the Hertfordshire Waste Core Strategy and Development Plan Document or Minerals Policy 10 of the Hertfordshire Minerals Local Plan. These policies protect known operational and permitted sites in the county from other types of development, unless it can be demonstrated that alternative or enhanced provision is made, or where such a facility can no longer be justified.

#### **SPMX1: Special Policy Areas**

The following Special Policy Areas are identified in the Core Strategy and shown on the adopted policies map. Core Strategy policies SPA1-SPA6 set out the type of development appropriate in each area. Development proposals should accord with the related Core Strategy policy. Appendix I 'Site Allocations' provides further information which should be taken into account for each site.

Any proposals should also take account of safeguarded facilities and areas of search contained in the Hertfordshire Waste Core Strategy and Development Plan Document or the Hertfordshire Minerals Local Plan.

**SPA1** Town Centre

**SPA2** Watford Junction (includes a safeguarded rail aggregates depot at Orphanage Road)

**SPA3** Health Campus ( includes a Borough Council Depot and Waste Transfer Station at Wiggenhall Road)



**SPA4** Lower High Street

**SPA5** Dome Roundabout (includes a Waste Transfer Station at Colne Way)

**SPA6** Western Gateway (includes area of search ELAS221 in the Hertfordshire Waste Site Allocations Document)

## Mixed Use Allocations

### Why is this policy needed?

- 2.4. The sites below are identified as suitable for a mix of uses. The policy provides information on the type of development likely to be appropriate at each location.

### What is it intended to do?

- 2.5. To allocate the sites listed for mixed use development.

#### **SPMX 2 Mixed Use Allocations Policy**

A mix of uses will be appropriate at the following sites, Appendix I 'Site Allocations' provides further information that must be taken into account along with a map showing the location of each site.

Site Ref	Location	Proposed Use	Estimated Housing Component
MXD1	North Watford library, Lemarie Centre for Charities, 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
MXD2	The Brow	Mixed retail and residential	24 additional
MXD3	Gas holder site (within SPA4)	Mixed use including retail and office	0
MXD4	Ascot Road	Mixed commercial with residential units above.	400



**The policies in this chapter support/deliver:**

National Policy:	National Planning Policy Framework (NPPF) paras 17, 69, 157
Watford Sustainable Community Strategy Objectives:	<p>A Well Planned Town with Homes to Suit all Needs</p> <p>A Healthy Town</p> <p>A Prosperous and Educated Town</p> <p>A Town that Protects its Environment and Heritage</p>
Core Strategy Strategic Objectives:	<p>SO1: A Family Friendly Town Centre</p> <p>SO2: Sustainable Neighbourhoods</p> <p>SO3: Enhance Watford's Regional Economic and Transportation Role</p> <p>SO4: Enhance Watford's Regional Health, Recreational, Educational, Cultural and Social Role</p> <p>SO5: Enhance Watford's Environment, Green Infrastructure and Heritage Assets</p>
Core Strategy Policies:	<p>SS1: Spatial Strategy</p> <p>SPA1-6 Special Policy Areas</p> <p>HS1: Housing Supply and Residential Site Selection</p>



# Sustainable Development



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### 3. Sustainable Development

#### Sustainable Design Requirements and Renewable Energy Technology

##### **Why are these policies needed?**

- 3.1. Parties to the Paris Climate Change Summit 2015, including the UK, committed to ensure that global average temperatures will be kept well below 2°C above pre-industrial levels. Key to this is a reduction in greenhouse gas emissions. The UK has committed to reducing emissions by at least 34% by 2020 and at least 80% by 2050.
- 3.2. The National Planning Policy Framework 2012 promotes sustainable development throughout. It acknowledges the key role planning plays in shaping places to secure radical reductions in greenhouse gas emissions, providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. It requires local planning authorities to adopt proactive strategies to mitigate and adapt to climate change.
- 3.3. In planning terms, there is a need for new developments to become increasingly energy efficient, move towards carbon zero homes, and ensure design meets our needs without placing significant demands on energy resources. Equally, planning policies can encourage renewable sources of energy, including small scale generating methods which will contribute to efforts to reduce carbon emissions in our economies and societies.

##### **What are they intended to do?**

- 3.4. Following the Ministerial Statement of March 2015, the government has now withdrawn the code for sustainable homes and subsequently abandoned the target for zero carbon homes from 2016. Instead, energy requirements for residential development are now set in the building regulations.
- 3.5. Until the commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015 (the date of which is still unknown) we will continue to require energy performance above that currently set in the building regulations. The council is supportive of developments which go beyond the building regulations for residential development. Standards relating to non residential development are unaffected by these national changes.



**Policy SD 5**

**Sustainable Design Requirements**

All residential development will need to comply with the energy performance standards set in the building regulations, as a minimum. Non residential development should achieve BREEAM Very Good, as a minimum.

All major development should meet current BREEAM Communities standards.

Major development within the Special Policy Areas should achieve an energy performance standard equivalent to the former sustainable code for homes level 4 in the case of residential development or BREEAM Excellent in the case of non-residential development.

**Policy SD 6**

**Renewable Energy Technology**

Development proposals should incorporate renewable energy technology. Wherever possible this should be provided on site. Proposals for appropriate renewable energy technology on existing homes and non-residential buildings will be supported.

Proposals for standalone renewable or low carbon energy generating schemes will be considered in accordance with the NPPF. Schemes will be considered favourably where careful siting and design ensures the scheme does not have an unacceptable impact, in isolation or cumulatively with other similar developments, on the natural, built or historic environment, biodiversity and local amenity.

**These policies support/deliver:**

National Policy:	NPPF (para 93-96); Building Regulations. Ministerial Statement March 2015
Watford Sustainable Community Strategy Objectives:	A Well Planned Town with Homes to Suit all Needs  A Town that Protects its Environment and Heritage
Core Strategy Strategic Objectives:	SO2: Sustainable neighbourhoods SO5: Enhance Watford’s environment green



	infrastructure and heritage assets
Core Strategy Policies:	SD3: Climate Change UD1: Delivering High Quality Design
Other Local Policies:	Climate Change Strategy
Guidance	Building Futures: A Hertfordshire guide to promoting sustainability in development ( <a href="http://www.hertslink.org/buildingfutures">http://www.hertslink.org/buildingfutures</a> ).

## Decentralised Energy

### Why is this policy needed?

- 3.6. The NPPF (Para 97) requires that local planning authorities identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems. Core Strategy Policy SD3 promotes the delivery of, and contribution to, networks of decentralised community heating systems.

### What is it intended to do?

- 3.7. The Low and Zero Carbon Study identifies parts of Watford as having potential for district heating systems as identified on the Energy Opportunities Plan. Due to the costs and practicalities of installing the necessary pipe work, district heating generally needs to be implemented through large scale developments. The Core Strategy identifies areas where a large scale of development is expected as Special Policy Areas (SPAs). This creates opportunities for solutions on a neighbourhood scale. Once district heating systems are in place in the SPAs, the networks will have the opportunity to naturally expand to incorporate the wider areas identified in the Low and Zero Carbon Study. It is desirable for development within these wider areas to deliver or contribute to networks of district heating to help the borough contribute to national renewable energy targets and improve energy efficiency.



**Policy SD 7****Decentralised Energy**

Proposals for decentralised energy networks will be supported.

Within SPA1 Town Centre, SPA2 Watford Junction or SPA3 Health Campus, development will be expected to contribute towards the provision of district heating networks where financially viable.

Throughout the borough, developments will be expected to link up to available networks.

Where no network is currently in place, development should occur in such a way that connection at a later date will be feasible.

**This policy supports/delivers:**

National Policy:	NPPF para 97.
Watford Sustainable Community Strategy Objectives:	A Well Planned Town with Homes to Suit all Needs A Town that Protects its Environment and Heritage
Core Strategy Strategic Objectives:	SO5: Enhance Watford's Environment, Green Infrastructure and Heritage Assets
Core Strategy Policies:	SD3: Climate Change
Guidance	Building Futures: A Hertfordshire guide to promoting sustainability in development ( <a href="http://www.hertslink.org/buildingfutures">http://www.hertslink.org/buildingfutures</a> ).

**Flood Risk****Why is this policy needed?**

- 3.8. The National Planning Policy Framework (NPPF) is clear (para 100) about the need to avoid inappropriate development in areas at the highest risk of flooding, and that where development is necessary, it is made safe without increasing flood risk elsewhere.



- 3.9. The National Planning Practice Guidance (NPPG) provides more advice on how flood risk, from all sources, should be assessed and taken into account.
- 3.10. Drainage is a particular issue in Watford with potential impacts on settlements along the River Colne downstream of Watford. The Surface Water Management Plan prepared and kept under review by Hertfordshire County Council also identifies areas within Watford which may be at risk of flooding from local sources such as surface water flooding. The Flood and Water Management Act 2010, removed the automatic right to connect to sewers which means that developers must ensure that suitable drainage arrangements are in place before the occupation of any development. As Lead Local Flood Authority Hertfordshire County Council will evaluate and advise on drainage schemes to ensure surface water is managed appropriately.
- 3.11. The County Council has produced a Local Flood Risk Management Strategy accompanied by specific policies and design guidance relating to Sustainable Drainage Systems. Developers should take account of this guidance and liaise with the County Council at an early stage to ensure drainage systems are fully integrated into the design.

**What is it intended to do?**

- 3.12. The policy requires that flood risk, whether from rivers, watercourses or other sources such as ground water or surface water, is assessed and taken into account in determining whether permission should be granted.
- 3.13. In Watford the Functional Floodplain (FRZ 3b) is defined as the area where there is a 5% chance of flooding in any one year (1 in 20 year event) for the River Gade catchment and where there is a 2% chance of flooding in any one year (1 in 50 year event) for the Upper Colne and Mimms Brook area.
- 3.14. Policy SD8 steers development towards sites and areas with the lowest flood risk using the sequential test, and where applicable an exception test in accordance with paragraphs 102 and 103 of the NPPF. In some cases developers will be required to contribute to the delivery of flood risk management schemes and facilities as set out in the Strategic Flood Risk Assessment, the Flood Risk Management Strategy for Hertfordshire and other relevant plans and policies, such as by the Environment Agency and DEFRA.
- 3.15. Developers will also be responsible for incorporating flood resilient and resistant design and construction, raising flood awareness and improving emergency planning as part of certain development schemes.
- 3.16. All new development should integrate Sustainable Drainage Systems (SuDS) into their design, taking account of the latest relevant guidance from Hertfordshire County Council as Lead Local Flood authority.
- 3.17. The Council seeks to ensure that there is adequate wastewater infrastructure to serve all new developments. Because foul drainage is a significant issue it is critical that developers adequately assess the impacts of development



proposals on the foul sewerage network and Maple Lodge Sewerage Treatment Works and engage with the local water authority (currently Thames Water) at an early stage. Developers will be required to demonstrate that there is adequate infrastructure capacity both on and off the site to serve the development and that it would not lead to amenity impacts for existing users. This may make it necessary for developers to carry out appraisals and reports to establish whether the proposed development will lead to overloading of existing water and wastewater infrastructure. Where there is an infrastructure capacity constraint and no improvements are programmed by the water or wastewater company, the Council will require the developer to provide for the appropriate improvements which must be completed prior to the occupation of the development.

- 3.18. At present, the Environment Agency have not recorded any areas with critical drainage problems within Watford.

**Policy SD 8**

**Managing Flood Risk and the Water Environment**

Development must be located, designed and laid out to minimise the risk of flooding from all sources, whilst not increasing the risk of flooding elsewhere.

Development will be guided to areas of lowest flood risk through the application of the Sequential Test, and where applicable, the Exception Test. This means that development of unallocated sites will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding, unless they meet the Sequential and/or Exception tests.

A site specific flood risk assessment will be required for all development proposals (including minor development and change of use) in flood risk zones 2 and 3.

Within Zone 1 a site specific flood risk assessment will be required for development proposals:

- over 1ha,
- in an area with critical drainage problems (as notified to the local planning authority by the Environment Agency),
- in an area identified as at risk of flooding in the latest Surface Water Management Plan, or where there is no up to date Surface Water Management Plan, in the Environment Agency Surface Water Maps; or,
- where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding.

All major applications will also require a Surface Water Drainage



Assessment.

Development proposals in areas at risk of flooding (from any source) will need to demonstrate that:

- The design and construction are resilient and resistant to flooding, including safe access and egress routes.
- A plan is in place to raise flood awareness of future occupiers and improve emergency planning in consultation with the local authorities.
- The development would not constrain the natural function of the flood plain, either by impeding flow, hindering maintenance access or by reducing flood water storage capacity.

Developers should demonstrate that their proposal takes account of relevant recommendations or issues identified in local or regional flood risk documents, including strategic flood risk assessments and surface water management plans.

Floor levels in flood zones 2 and 3a should be designed to be above the 1 in 100 years predicted maximum flood levels, plus a minimum freeboard of 300mm, taking account of climate change. The allowance to be made for climate change should follow the latest Environment Agency guidance (currently 'Climate Change Allowances for Planners 2016').

Drainage and surface water:

The Council will expect developers to show that there is adequate waste water infrastructure capacity to serve all new developments.

In order to demonstrate this, applications should:

- Contain drainage proposals which demonstrate that there is no increase in surface water run-off and which achieve greenfield run off rates.
- Demonstrate how the drainage proposals maximise other environmental benefits such as biodiversity and green infrastructure.
- Show that opportunities for SuDs have been optimised and incorporated taking account of the latest guidance.
- Show that there would be no increased risk to foul and surface water flooding both on and off site and that where upgrades are required the developer has liaised with the relevant water/wastewater infrastructure provider to ensure these are in place ahead of occupation of the development. The developer may need to provide the required upgrades where these are not programmed by the water or wastewater company.
- Demonstrate that infiltration drainage, such as soakaways, are not



located in contaminated areas of the site, or where they may otherwise cause an increased risk of groundwater pollution. Potentially polluted surface water runoff discharging to ground water or watercourses, for example from car parks or industrial areas, should have adequate pollution prevention measures in place. Only clean roof drainage is acceptable to discharge to ground in Source Protection Zone 1.

**This policy supports/delivers:**

National Policy:	NPPF: Paras 100 -104 on flood risk, Para 99 on climate change adaptation. A Practice Guide Companion to PPS25.
Watford Sustainable Community Strategy Objectives:	A Well Planned Town with Homes to Suit all Needs A Town that Protects its Environment and Heritage A Healthy Town
Core Strategy Strategic Objectives:	SO2: Sustainable Neighbourhoods SO5: Enhance Watford’s Environment, Green Infrastructure and Heritage Assets
Core Strategy Policies:	SD1: Sustainable Design SD2: Water and Wastewater SD3: Climate Change GI1: Green Infrastructure
Useful guidance:	Strategic Flood Risk Assessment 2012  Surface Water Management Strategy  Local Flood Risk Management Strategy and associated guidance:  SuDS Policies- addendum to the LFRMS <a href="http://www.hertsdirect.org/services/envplan/water/floods/surfacewaterdrainage/sudspolicies/">http://www.hertsdirect.org/services/envplan/water/floods/surfacewaterdrainage/sudspolicies/</a>  SuDS Guidance for Hertfordshire



	<p><a href="http://www.hertsdirect.org/services/envplan/water/floods/surfacewaterdrainage/sudsguidance/">http://www.hertsdirect.org/services/envplan/water/floods/surfacewaterdrainage/sudsguidance/</a></p> <p>Developers guide and checklist  <a href="http://www.hertsdirect.org/services/envplan/water/floods/surfacewaterdrainage/developerguide/">http://www.hertsdirect.org/services/envplan/water/floods/surfacewaterdrainage/developerguide/</a></p> <p>Building Futures: A Hertfordshire guide to promoting sustainability in development  <a href="http://www.hertslink.org/buildingfutures">http://www.hertslink.org/buildingfutures</a>).</p> <p>National Planning Practice Guidance section on Flood Risk and Coastal Change  <a href="http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/">http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/</a></p> <p>Flood Risk Assessments: Climate Change Allowances (EA 2016)</p>
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## Water Consumption

### Why is this policy needed?

- 3.19. All new homes now have to meet the mandatory national standard set out in the Building Regulations (of 125 litres/person/day). Where there is a clear local need, local planning authorities can set out Local Plan policies requiring new dwellings to meet the tighter Building Regulations optional requirement of 110 litres/person/day.
- 3.20. Hertfordshire is classified as suffering from serious water stress. Assessments for the county show that the vast majority of the rivers and groundwater are over-abstracted.
- 3.21. In Watford the average water use per person remains well above the national average which is not sustainable.
- 3.22. Adopted Core Strategy policy SD2 highlights the council’s aim to minimise water consumption whilst also protecting water quality.
- 3.23. The Water Cycle Study suggests a water consumption target of 105 litres per person per day is needed. This figure is referred to in the adopted Core Strategy.
- 3.24. In light of this evidence, the policy makes it clear that in Watford we will apply the optional tighter Building Regulations requirement, currently set at 110 litres/person/day, although given our evidence suggests a tighter target is needed we will welcome measures which go beyond this.



**What is it intended to do?**

- 3.25. This policy makes it clear that development in Watford must employ water efficiency measures to reduce water consumption to comply with the tighter Building Regulations requirement.
- 3.26. This will be aided by incorporating all or some of the water efficiency measures as outlined in the Building Futures Sustainable Design Toolkit and online guidance and the government’s technical standards on Sanitation, hot water safety and water efficiency. This could include but is not limited to:
  - Rain water harvesting
  - Harvesting and recycling of grey water
  - Using water efficient appliances and fittings
  - Green roofs and walls, and
  - Drought proof planting and water efficient landscaping / irrigation measures

**Policy SD 9**

**Water Consumption**

Development should be designed to protect water resources.

Planning permission will only be granted, where it is demonstrated that adequate water supply is available and that efficient use of water resources has been made, to comply with the tighter Building Regulations requirement (currently 110 litres/person/day).

Development that relies on groundwater abstraction without demonstrating that water efficiency and water re-use measures have been maximised will be refused.

**This policy supports/delivers:**

National Policy:	NPPF (para 94).
Watford Sustainable Community Strategy Objectives:	A Well Planned Town with Homes to Suit all Needs A Town that Protects its Environment and Heritage A Healthy Town



Core Strategy Strategic Objectives:	SO5: Enhance Watford's environment, green infrastructure and heritage assets
Core Strategy Policies:	SD2: Water and Wastewater
Other/Local Evidence:	Environment Agency aims; Water Cycle Study
Guidance	<p><a href="#">Approved Document G: sanitation, hot water safety and water efficiency</a>  <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf</a></p> <p>Building Futures: A Hertfordshire guide to promoting sustainability in development (<a href="http://www.hertslink.org/buildingfutures">http://www.hertslink.org/buildingfutures</a>).</p>

## Waste

### Why is this policy needed?

- 3.27. National Policy sets out a number of objectives including:
- Encouraging and engaging with the community to take more responsibility for dealing with waste;
  - Disposing of waste without harming human health and the environment;
  - Locating waste recycling, handling and reduction facilities as close as practicable to the origin of the waste; and
  - Driving waste management up the waste hierarchy, with disposal as a last resort.
- 3.28. Across Hertfordshire approximately 3 million tonnes of waste is generated per year, of which approximately 500,000 tonnes is local authority collected household waste. Hertfordshire has limited landfill capacity and has only one remaining landfill which is expected to be available until 2017. At present, just over 40% of all waste including around 26% of household waste is sent to landfill. Recycling levels are increasing year on year and currently nearly 50%



of local authority waste within the county is recycled or composted. The county aims for a 60% recycling/composting rate for local authority collected waste by 2026.

- 3.29. Whilst responsibility for planning for waste (and minerals) within Hertfordshire lies with the County Council; District and Borough Councils can help promote kerbside collection and community recycling through planning policy. This can be done by ensuring that new development includes well designed and integrated waste management facilities to make sorting and collection as convenient as possible.

**Reducing the amount of waste produced:**

- 3.30. The Waste Core Strategy and Development Management Policies document, produced by Hertfordshire County Council defines the Waste Hierarchy for Hertfordshire to minimise the amount of waste disposed of in landfill as Prevention-Preparing for Re-Use – Recycling- Other Recovery – Disposal.

The Waste Hierarchy

The most effective environmental solution is often to reduce the generation of waste, including the re-use of products – *prevention*

Products that have become waste can be checked, cleaned or repaired so that they can be re-used – *preparing for re-use*

Waste materials can be reprocessed into products, materials, or substances – *recycling*

Waste can serve a useful purpose by replacing other materials that would otherwise have been used – *other recovery*

The least desirable solution where none of the above options is appropriate – *disposal*

(The full definition of each level of the waste hierarchy is set out in Article 3 of the revised Waste Framework Directive (2008/98/EC); see also the Waste Management Plan for England)



### The circular economy is an important element in reducing waste

It is an alternative to a traditional linear economy (make, use, dispose) in which we keep resources in use for as long as possible, extract the maximum value from them whilst in use, then recover and regenerate products and materials at the end of each service life.

As well as creating new opportunities for growth, a more circular economy will:

- Reduce waste
- Drive greater resource productivity
- Deliver a more competitive UK economy
- Position the UK better to address emerging resource security/scarcity issues in the future
- Help reduce the environmental impacts of our production and consumption in both the UK and abroad



Text and Figure sourced info from WRAP: <http://www.wrap.org.uk/content/wrap-and-circular-economy>

### What is it intended to do?

- 3.31. The Local Plan policy below is intended to make it easy for householders and occupiers of other buildings to sort and recycle waste. Waste and recycling storage areas should be integrated into all new development and must provide adequate space to facilitate waste recycling through separation, storage, handling, bulking and collection of waste generated within the property. Facilities should be well designed so that they do not detract from the amenity of the area in which they are located. Good design should be used to ensure there is no need for or likelihood of bins being left out on the street / path.
- 3.32. Specific solutions such as mechanical waste systems may be required for large developments or taller buildings.



- 3.33. Adequate space must be provided to ensure that waste containers can be easily accessed and collected by waste collectors.
- 3.34. Applicants should also comply with policies in the Hertfordshire Waste Core Strategy and Development Management Policies document as well as Policy SD4 of the Watford Local Plan Core Strategy.
- 3.35. Operational waste management facilities in the borough, including land and sites where planning permission exists but has not yet been implemented are safeguarded from other forms of development. The criteria are outlined in the county council’s Waste Policy 5: Safeguarding of Sites in the adopted Waste Core Strategy and Development Management Policies document.
- 3.36. Regard should also be had to the Council’s Waste Strategy and related documents.

**Policy SD 10**

**Waste**

All development will be expected to provide well designed and integrated storage for waste and recycling in a convenient location for use and for collection. The siting and design of waste and recycling areas should not result in any adverse impact to residential or workplace amenities. Applications will need to demonstrate that current council guidance on refuse and recycling provision and waste management is being followed.

Major schemes should have clearly defined systems in place to manage waste during the occupation and use of the development.

**This policy supports/delivers:**

National Policy:	National Planning Policy for Waste Waste Management Plan for England National Policy Statements for Waste Water and Hazardous Waste,
Watford Sustainable Community Strategy Objectives:	A Well Planned Town with Homes to Suit all Needs A Town that Protects its Environment and Heritage A Healthy Town



Core Strategy Strategic Objectives:	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:	SD4: Waste
Useful Guidance	<p><a href="#">Refuse and recycling requirements for residential properties and developments</a></p> <p>Building Futures: A Hertfordshire guide to promoting sustainability in development (<a href="http://www.hertslink.org/buildingfutures">http://www.hertslink.org/buildingfutures</a>).</p> <p>Hertfordshire Waste Partnership: <a href="http://www.wasteaware.org.uk/">http://www.wasteaware.org.uk/</a></p> <p>Site Waste Management Plans: Waste and Resources Action Programme Guidance <a href="http://www.wrap.org.uk">http://www.wrap.org.uk</a></p>

## Unstable, Contaminated and Potentially Contaminated Land

### Why is this policy needed?

- 3.37. As a local planning authority we are required, by law, to ensure that a site is suitable for use taking account of ground conditions and land instability, including from natural hazards and/or former and proposed activities.

### What is it intended to do?

- 3.38. Nearly all new developments in Watford will take place on previously developed land, often referred to as brownfield land. Where there may be a risk of contamination, site investigation information will be required. Further assessments may be required to assess the effects (including cumulative effects) of contamination/pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution and any necessary remediation, as a condition of any planning permission.
- 3.39. The presence of contamination in the ground does not mean that the area cannot be developed. Indeed many contaminated and potentially



contaminated sites have been successfully and safely redeveloped to provide safe and high quality housing and working environments. This policy is intended to ensure redevelopment of potentially contaminated land occurs in an appropriate way to ensure remediation to a level that is suitable for the use of the land.

### **Policy SD 11**

#### **Unstable, Contaminated and Potentially Contaminated Land**

Where unstable or contaminated land is suspected, site investigation information will be required to assess the risk and the level of contamination and the suitability of the site for the proposed use. This should include a strategy for the remediation of the site.

The council will require appropriate remediation of any unstable or contaminated land before development can commence. Where adequate remediation of the proposed development cannot be achieved, planning permission will be refused.

#### **This policy supports/delivers:**

National Policy:	NPPF para 109.
Watford Sustainable Community Strategy Objectives:	A Well Planned Town with Homes to Suit all Needs A Town that Protects its Environment and Heritage A Healthy Town
Core Strategy Strategic Objectives:	SO2: Sustainable neighbourhoods 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:	SD1: Sustainable Development.
Useful Guidance	Further guidance is published on the contamination pages of the GOV.UK website <a href="http://www.gov.uk">www.gov.uk</a> , on related issues such as the



	<p>relationship between derelict land, contaminated land and land or groundwater potentially affected by contamination (potentially contaminated land). Information on the location of former landfill sites, which are often an initial indication for unstable, contaminated and potentially contaminated land, is available from the EA web-map: Interactive Maps - Environment Agency - What's in your backyard?</p>
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## Potentially Hazardous or Polluting Development

### Why is this policy needed?

- 3.40. Contamination of land is a material consideration in the granting of planning permission. This means that local planning authorities are required to consider contamination by potentially hazardous or polluting development when determining applications for planning permission. The policy is also needed to ensure public health and the environment is protected.
- 3.41. Groundwater protection is needed as Watford is located over a chalk aquifer and is identified as a high risk area for groundwater vulnerability. Most of Watford falls within groundwater source protection zones (SPZ) 1 and 2, which are designations made by the Environment Agency to help ensure drinking water is clean and safe.
- 3.42. All groundwater sources are heavily over-abstracted locally which usually impacts on surface water and the water environment. Particularly following dry winter periods, groundwater sources become depleted with impacts on water supply security and the natural environment. These effects are expected to increase in future due to the impact of climate change, in particular the higher tendency to extreme weather events such as droughts.
- 3.43. The Water Framework Directive requires countries throughout the European Union to manage the water environment to consistent standards. This includes progressively reducing the pollution of groundwater and preventing or limiting the entry of pollutants. Watford is located over the Mid-Chilterns Chalk which is currently at poor chemical status – it is essential that there are no negative impacts and that improvements are made wherever possible.
- 3.44. A variety of land uses and management practices have the potential to adversely impact on groundwater quality. This includes industrial uses, cemeteries, petrol stations, waste management, water abstraction and the use of ground source heat pump systems. There may be restrictions on some



of these uses within SPZ1 and SPZ2 and developers are encouraged to contact the Environment Agency for advice.

**What is it intended to do?**

- 3.45. To prevent unacceptable risks from pollution this policy will ensure that new development is appropriate for its location. The effects (including cumulative) of pollution on health, the natural environment and the potential sensitivity of the area or proposed development to adverse effects from pollution will be taken into account.
- 3.46. The policy also ensures that potential impacts on the groundwater supply and quality are considered and assessed at an early stage in the process, before any decision is made on a planning application.
- 3.47. Waste and Mineral applications, which could include potentially hazardous or polluting development, will need to comply with the Hertfordshire Waste and Minerals planning documents.
- 3.48. Further information on noise, odour and vibration is set out in Appendix F

**Policy SD 12**

**Potentially Hazardous or Polluting Development**

Proposals for potentially hazardous or polluting development will only be permitted where the council is satisfied that there will be no risk to public health or the environment and no significant adverse effects on general amenity resulting from release to water air or land, or from noise, dust, vibration, odour, heat or light.

Developments that could adversely affect groundwater quality, flow or volume will not be granted permission. Where there may be a potential impact, a preliminary risk assessment will be required to identify the risks, and appraise the development and remediation options.

**This policy supports/delivers:**

National Policy:	NPPF para 94, 109-110, 120. EU Water Framework Directive.
Watford Sustainable Community Strategy Objectives:	<p>A Well Planned Town with Homes to Suit all Needs</p> <p>A Town that Protects its Environment and Heritage</p> <p>A Healthy Town</p>



Core Strategy Strategic Objectives:	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:	SD1: Sustainable Development  SD2: Water and Wastewater

## Air Quality

### Why is this policy needed?

- 3.49. The Core Strategy refers to the issue of air pollution and air quality, particularly as a result of congestion on the road network. The Sustainability Appraisal also highlighted the strong link between Watford's transport policies and air quality.
- 3.50. In 2005, the council carried out an assessment of air quality across the borough and concluded there were six areas that would not meet the national air quality objective. These areas were designated Air Quality Management Areas (AQMA). Maps of these areas can be seen on the council website [www.watford.gov.uk](http://www.watford.gov.uk). The council regularly produces Updating and Screening Assessments, Progress Reports and amendments to the Air Quality Action Plan that it has produced to try to improve air quality.
- 3.51. Where a development is in, or close to an AQMA, an air quality assessment may be needed to establish the effects that the development will have on air quality. Consideration will need to be given to the impact of a development on air quality, in terms of emissions caused by the operational characteristics of the development (industrial, commercial and domestic) and the traffic generated by it. Consideration will also be given the impact of existing air quality on the proposed development.

### What is it intended to do?

- 3.52. The policy is intended to ensure that development occurs in line with the council's Air Quality Action Plan (AQAP) to improve air quality throughout the borough, and in particular in the identified AQMAs.
- 3.53. The impact of existing air quality on a proposed development will also be considered to avoid adverse health impacts.



**Policy SD 13**

**Air Quality**

**Impact of new developments:**

The Council will have regard to the potential effects of a development on local air quality when determining planning applications. Applications for all major development and other development which, due to its nature or operational characteristics, may give rise to significant emissions and/or pollutants will be required to provide an assessment of the effects on air quality caused by both the construction and operational characteristics of the development (industrial processes and emissions, biomass boilers, etc.) and associated traffic generation. This should include any associated mitigation measures.

Developments should not cause significant harm to air quality, cumulatively or individually. Any development within or adjacent to designated Air Quality Management Areas (AQMAs), will need to be assessed with regard to the council’s Air Quality Action Plan, which aims to improve air quality. Where adequate mitigation is not provided and/or is not practicable, planning permission may be refused.

**Location of sensitive developments:**

Existing air quality, and the scope for mitigation, will be considered when determining applications for development whose occupiers/users may be particularly sensitive to air quality (which may include, but is not limited to, uses such as schools or care homes).

**This policy supports/delivers:**

National Policy:	NPPF para 124.
Watford Sustainable Community Strategy Objectives:	A Well Planned Town with Homes to Suit all Needs A Town that Protects its Environment and Heritage A Healthy Town
Core Strategy Strategic Objectives:	SO2: Sustainable Neighbourhoods
Core Strategy Policies:	SD1: Sustainable Design SD3: Climate Change



	EMP2: Employment Land
Other Local Policies:	Air Quality Management Areas For reference the current link is: <a href="https://www.watford.gov.uk/info/20010/your_environment/196/local_air_quality">https://www.watford.gov.uk/info/20010/your_environment/196/local_air_quality</a>

## Noise Protection

### Why is this policy needed?

3.54. The National Planning Policy Framework states that planning policies and decisions should aim to:

- avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

3.55. In defined noise sensitive areas, noise disturbance from ground floor commercial premises can impact on residential amenity in the upper floors of buildings. Residential development in town centres is positive in so far as creating healthy and vibrant town centres, but the noise impacts from commercial uses and the night time economy needs to be mitigated by providing suitable noise attenuation measures. The council will need to ensure that adequate acoustic protection measures are including in new residential developments in the upper floors. The council recognises that new permitted development regulations allow for residential conversions. Such developments are still required to address the required building regulations.

### What is it intended to do?

3.56. Noise sensitive developments should be adequately separated from major sources of noise, such as road, rail and certain types of development which generate above average levels of noise such as night clubs.



- 3.57. New residential development should wherever possible be sited away from noise generating land uses. Noise generating uses should be sited away from noise sensitive uses (more guidance available in BS 4142).

**Policy SD 14**

**Noise**

**Noise Sensitive Development:**

All noise sensitive development (residential, schools, hospitals, hotels, etc.) should be located away from uses that are significant sources of noise. Where this is not possible, a full noise assessment will be required to assess the potential impact of noise on the development and to propose mitigation measures to achieve acceptable noise levels for future occupiers without adversely impacting the operation of existing businesses in the area (see Appendix F for detailed guidance). Where acceptable noise mitigation cannot be achieved (through design and layout, insulation measures, etc.) planning permission may be refused.

Within the defined noise sensitive areas in the town centre, applications for residential development will need to be accompanied by a full noise assessment to demonstrate that appropriate noise insulation will be provided.

**Noise Generating Development:**

All development that may give rise to significant noise due to its nature or operational characteristics should be located away from existing noise sensitive uses. Where this is not possible, a full noise assessment will be required to assess the potential impact of noise on existing properties and to propose mitigation measures to achieve acceptable noise levels (see Appendix F (b) for detailed guidance). Where acceptable noise mitigation cannot be achieved (through design and layout, insulation measures, hours of operation, etc.) planning permission may be refused.

**This policy supports/delivers:**

National Policy:	Planning Practice Guidance
Watford Sustainable Community Strategy Objectives:	<p>A Well Planned Town with Homes to Suit all Needs</p> <p>A Town that Protects its Environment and Heritage</p> <p>A Healthy Town</p>



<p>Core Strategy Strategic Objectives:</p>	<p>SO1: A Family Friendly Town Centre SO2: Sustainable Neighbourhoods</p>
<p>Core Strategy Policies:</p>	<p>SS1: Spatial Strategy SPA1: Town Centre SD1: Sustainable Development SD3 Climate Change EMP2: Employment Land</p>

## External Lighting

### Why is this policy needed?

- 3.58. The National Planning Policy Framework requires Local Planning Authorities to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation by encouraging good design, planning policies and decisions. Under section 79 of the Environmental Protection Act 1990, local authorities have a duty to take reasonably practicable steps to investigate complaints of statutory nuisance, including: “Artificial light emitted from premises so as to be prejudicial to health or a nuisance.”

### What is it intended to do?

- 3.59. External lighting can contribute to the delivery of high quality design such as through improvements of legibility, community safety and the quality of the public realm. However, it is important to avoid light pollution that can have a negative effect on the amenity of surrounding areas and on biodiversity such as by influencing plant and animal activity patterns. This includes development in the vicinity of watercourse (proposals will be expected to comply with Policy GI7). In particular, light pollution can be harmful to birds, bats, and other nocturnal species that avoid overly lit areas.
- 3.60. Lighting should be avoided in the open countryside, and nature protection sites, such as in woodlands and nature conservation areas and applications for this might be refused if mitigation is not satisfactory/ suitable.
- 3.61. Proposals including significant external lighting will require a Lighting Impact Assessment prepared by a lighting specialist. Conditions may be used to mitigate any significant impact, for example by limiting the times of use and restricting illumination levels. The replacement or improvement of existing lighting to minimise impact shall also be considered.



**Policy SD 15**

**External Lighting**

In order to minimise light pollution in the environment, all external lighting schemes should be designed to be no more than the minimum needed for security and/or operational purposes and should:

- avoid pollution from uplighting, glare and light spillage;
- avoid adverse impact on residential amenity;
- avoid adverse impact on the character / openness of the Green Belt;
- avoid adverse impact on ecological interests;
- avoid dazzling or distraction of users of roads and waterways;
- where possible consider appropriate landscaping to limit visual intrusion;
- avoid adverse impact on heritage assets.

Any development that is unable to comply may be refused planning permission.

**This policy supports/delivers:**

National Policy:	NPPF para 125.
Watford Sustainable Community Strategy Objectives:	A Well Planned Town with Homes to Suit all Needs A Healthy Town A Town that Protects its Environment and Heritage A safer town. A Safer Town
Core Strategy Strategic Objectives:	SO2: Sustainable Neighbourhoods
Core Strategy Policies:	SD1: Sustainable Design SD3: Climate Change



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# Town and Local Centres



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## 4. Town and Local Centres / Retail

### Restriction of non-retail uses in primary retail frontage, INTU Watford and secondary frontages and A3 Hub Areas

- 4.1. Together these policies set out the approach for the future spatial pattern of the primary shopping area for Watford. The policies map which supports and defines retail areas should be read alongside the policies.
- 4.2. 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.
- 4.3. The former Charter Place is undergoing 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 outside the mall areas in the primary and secondary frontages within the town centre.
- 4.4. 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 continue to restrict non-retail uses in some places, where it is more important to retain retail, whilst relaxing the position in other areas.
- 4.5. 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**

<b>Town and Country Planning Act Use Classes Order</b>	<b>Use/Description of Development</b>
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.
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)
Sui Generis uses	Includes betting offices, casinos, pay day loan shops, amusement arcades



**Why are these policies needed?**

4.6. The policies are needed to ensure that Watford has:

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

**What are they 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).
- 4.7. The approach is to focus the main shopping function of the town centre into the Intu centre and the section of High Street area which is designated as primary frontage. In these two areas it is proposed that non A1 uses be restricted (target A1 is 90% for Intu centre - TLC4 and 60% 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.
- 4.8. 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 currently vacant units and ensure a continued footfall for the town centre.
- 4.9. It is proposed to maintain the number of pubs and takeaways at the 2006 (beginning of the plan period) levels, only allowing an additional unit where one has already closed and been replaced with another use in that area (TLC5). Policy TLC8 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.
- 4.10. All retail units will fall into one of the designated parts of the shopping area as shown on the policies map 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 Primary Retail Frontage**

Within Primary 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 primary retail frontage. The Council will normally seek to achieve at least 60% of the shop units on a street within the primary 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 (former Harlequin Centre and Charter Place)**

Within INTU Watford (the former 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 and the units within the designated A3 hub areas, 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 (based on 2015 Retail Survey) of use classes A4 and A5 in a secondary frontage will be retained as a maximum 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 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 Restaurant Hub Areas**

A3 uses will be encouraged to locate in the areas defined on the policies map as restaurant hubs, as an exception to Policy TLC3. Additional A4 and A5 uses will not be permitted in these areas.

**These policies support/deliver:**

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

**Betting/Money shops Clustering Policy****Why is this policy needed?**

- 4.11. 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)
- 4.12. 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.

4.13. Following a Technical Consultation on Planning in July 2014 by Government, which included a proposal to amend the A class of the Use Classes Order, the Use Classes Order was amended in 2015. This resulted in betting shops and pay day loan shops becoming Sui Generis; which means they are now excluded from any of the use classes and planning permission is required to change from any use class to either of these uses. Therefore, it is no longer necessary to consider measures to restrict what was a permitted development right. The Policy focuses on managing the location of these uses.

**What is this policy intended to do?**

4.14. 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.

4.15. 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 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.



- 4.16. 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 7**

**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?

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

### What is it intended to do?

- 4.18. 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.
- 4.19. 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 know that any potential impact on your amenity is considered fully in determining the application.



**Policy TLC 8**

**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, community safety or highway 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: 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?

- 4.20. The Core Strategy defines the primary shopping area within the town centre and identifies an indicative wider town centre area; the wider town centre boundary is defined 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?

- 4.21. The policy sets out the distinct character areas within the town centre. The areas are shown on the policies map). The intention is to reinforce the identified character identified through development management decisions. The policy is linked to 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.

#### Policy TLC 9

##### 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 frontages 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 policies map. The areas include:

- 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



EMP5).

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 contains some retail led mixed use development site (allocated site R1) at the area around the existing Sainsbury store and units No 45-61 on The Parade and 12-15 Albert Road. The redevelopment of this site would be key to the regeneration of this area. The improved public realm for The Parade area provides an entertainment space for outdoor shows such as Imagine Watford and 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 developer contributions, 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 developer 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 with many listed or locally listed buildings and lies within a conservation area. This area will form the key link between the Metropolitan Line Extension 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, to follow the guidance given in the Watford Shopfront Design Guide.

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

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

The primary 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. Any proposals for development here will have to take account of possible impact on the setting of the conservation area and other heritage assets in the area. 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.



<p>Core Strategy Strategic Objectives:</p>	<p>SO1: A Family Friendly Town Centre</p> <p>SO3: Enhance Watford’s Regional Economic and Transportation Role.</p> <p>SO4: Enhance Watford’s Regional Health, Recreational, Educational, Cultural and Social Role</p>
<p>Core Strategy Policies:</p>	<p>SS1: Spatial Strategy</p> <p>SPA1: Town Centre</p> <p>TLC1: Retail and commercial leisure development</p>

## Public Realm Enhancement

### Why is this policy needed?

- 4.23. 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 Streetscape Design Guide.

### What it is intended to do?

- 4.22. 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.



**Policy TLC 10**

**Public Realm Enhancement**

The Council will require developer contributions 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 Watford 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

**Restriction of Non A1 Uses in Local Centres**

**Why is this policy needed?**

- 4.23. 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?**

- 4.24. 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.

**Policy TLC 11**

**Restriction of Non A1 Use Classes in District and Local 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 and appropriate community uses in line with Policy TLC12 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. The number of units outside Class A1 will be limited to 50% of the units in a given defined centre.

**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
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## Community Facilities

### Why is this policy needed?

- 4.25. 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 places of worship and community centres. Many agencies apart from the Council are responsible for the provision of such services. 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?

- 4.26. 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.



**Policy TLC 12**

**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 identified 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 (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; or
- 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; and 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.

For the purposes of this policy, ‘neighbourhood centres’ include the district centre and both categories of local centre - neighbourhood centres and local shops as set out in Table 2 of the Core Strategy.

**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.

**Policy TLC 13**  
**Community Facilities Site Allocations**  
 The following site is allocated for the provision of new community facilities to be delivered using private sector funding:  
**CF1 Community Facility Tolpits Lane.**

\*Planning permission has been granted for new facilities on this site.

## Town Centre Retail Site Allocation

### Why this policy needed and what is it intended to do?

- 4.27. This policy identifies sites within the town centre to deliver the additional retail floor space identified in Table 3 of Watford’s Local Plan Part 1, Core Strategy. These sites are expected to provide a mix of retail and other town centre uses as part of retail led mixed use development.

**Policy TLC 14**  
**Town Centre Retail Site Allocations**  
 The following sites are allocated for retail led mixed use, to deliver the additional retail floor space identified in Table 3 of the Core Strategy. Other uses contributing to the mix must be compatible with the Council’s policy objectives for the town centre. Appendix I “Site Allocation” provide more detail on the appropriate type of development and other issues to be addressed in relation to each site.  
**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**



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# Housing



WE ARE  
**WATFORD**



**WATFORD**  
BOROUGH  
COUNCIL

## 5. Housing

- 5.1. Delivery of housing will be in accordance with the Core Strategy, Development Management Policies and Site Allocations. Evidence from the most recent Housing Strategy will inform planning decisions.

### Conversion of HMOs to flats

#### Why is this policy needed?

- 5.2. There has been a history in Watford of family homes which have been used as Houses in Multiple Occupation (HMOs) subsequently being converted into flats.
- 5.3. Use as an HMO does not generally involve changes that would prevent the property being returned to use as a family dwelling at a later date. However, once a property is converted into flats, it is less likely to be viable to return it to a single family dwelling. The need for family dwellings should therefore be considered before conversion to flats is agreed.
- 5.4. The current trend for building flats seems to be continuing (84% of gross housing completions were built as flats in 2014/2015) and while this satisfies a need for a sector of society this often means new housing developments in the borough, which are sought after by families, are not available.

#### What is it intended to do?

- 5.5. This policy is intended to prevent family housing being lost to flats due to previous use as an HMO. The aim is to ensure that a mix of housing is available within communities.
- 5.6. Previously if a property had been in HMO use then conversion into flats would generally be allowed. The intention is to stop this and clarify that such proposals must apply the same standards that any dwelling has to adhere to when converting to flats. However, where the property has been vacant for more than 18 months this will be taken into consideration.

#### **Policy HS 5**

#### **Conversion of Houses in Multiple Occupation (HMOs) to Flats**

Any proposal to convert an existing House in Multiple Occupation (HMO) to flats must comply with Policy HS7 (conversions). The fact that the house has previously been an HMO does not automatically make it suitable for conversion to flats.

Where evidence shows the existing property has been vacant for at least 18 months this will be taken into account.



**This policy supports/delivers:**

National Policy:	National Planning Policy Framework (NPPF) paras 47-55 – ‘Delivering a wide choice of high quality homes’.
Watford Sustainable Community Strategy Objective:	A Well Planned Town, with Homes to Suit All Needs. A Healthy Town. A Town That Protects Its Environment and Heritage
Core Strategy Strategic Objectives:	SO1: A family friendly town centre SO2: Sustainable neighbourhoods
Core Strategy Policies:	HS1: Housing Supply and Residential Site Selection HS2: Housing Mix
Local Policies:	Housing Strategy

## Applications for New HMOs or Hostels

### Why is this policy needed?

- 5.7 Houses in Multiple Occupation (HMOs) provide much-needed accommodation, mainly for single people. However, a large number of HMOs in one area can change the physical character of that residential area which can impact on the existing community.

### What is it intended to do?

- 5.8 The planning system can assist in achieving a mix of households within Watford’s neighbourhoods, meeting different housing needs while protecting the interests of other residents, landlords and businesses. When planning for a new HMO, self-contained flat or hostel it is important that the impact on the neighbourhood is minimal and this policy aims to ensure this. The housing policies aim to ensure that a good mix of housing types is available within our communities, but at the same time ensure there is no adverse effect from concentrations of HMOs. This will be carefully monitored and if in the future



an Article 4 direction is required for additional control on HMOs this will be implemented by the council.

**Policy HS 6**

**Applications for Houses in Multiple Occupation (HMOs), self-contained flats (as block HMOs) or Hostels**

Proposals for housing in multiple occupation (HMO), self-contained flats (as block HMOs) or Hostels will be acceptable where:

1. The proposal does not result in more than 10% of the existing residential frontage in a street block consisting of a mix of HMOs, self-contained flats, guest houses or hostels.
2. The housing strategy shows there is a local need for the HMO, self-contained flats or hostel accommodation in the vicinity;
3. The design of any extension is appropriate in terms of the property itself and the character of the area;
4. The proposal would not affect the residential frontage in a street block so as to unacceptably alter the character of that street block or the immediate neighbourhood;
5. The proposal satisfies the appropriate Environmental Health standards (including amenity and space standards);
6. There would be no significant adverse amenity impact(s) on the surrounding area.

The term 'HMO' applies to both uses 'Class C4' (commonly referred to as small/medium-sized) and 'sui generis' (commonly referred to as large-sized dwellings), unless otherwise stated.



**This policy supports/delivers:**

National Policy:	National Planning Policy Framework (NPPF) paras 47-55 – ‘Delivering a wide Choice of High Quality Homes’.
Watford Sustainable Community Strategy Objective:	A Well Planned Town, with Homes to Suit All Needs. A Healthy Town. A Town That Protects Its Environment and Heritage
Core Strategy Strategic Objectives:	SO1: A Family Friendly Town Centre SO2: Sustainable Neighbourhoods
Core Strategy Policies:	HS1: Housing Supply and Residential Site Selection HS2: Housing Mix
Local Policies:	Housing Strategy

## Conversions and Subdivisions of Family Housing

### Why is this policy needed?

- 5.9 Conversions should only be allowed where they will not harm overall housing mix or the character of an established residential area. Even though conversions may add one or two bedroom dwellings, this should not be at the expense of larger family dwellings which are often harder to replace.

### What is it intended to do?

- 5.10 It is essential that the best use is made of the Borough’s housing stock considering Watford’s constraints. The policy aims to ensure that the number of family sized units is protected and the overall number of conversions does not harm the streetscape.



**Policy HS 7****Conversions and Subdivision of Family Housing**

For all conversion applications the character of the area and the amenity of neighbours must be protected.

Conversions of dwellings with less than 100sqm habitable floorspace will not be allowed.

Subdivision of dwellings with 100sqm or more of existing habitable floorspace will only be permitted where all the following apply:

- there is not undue pressure on existing levels of on-street parking, open spaces and other services in the area;
- the proposal does not result in more than 10% of the existing residential frontage in a street block\* consisting of a mix of flat conversions, HMOs, guest houses or hostels;
- adequate, safe and secure access to all dwellings is provided, whilst retaining a single front door to the street;
- conversion is of a suitable layout with acceptable amounts of internal and external storage space;
- the proposal provides good refuse and storage facilities. The siting of bin stores must be designed to ensure they do not harm the streetscene;
- the proposal would have no adverse impact on the amenity of neighbouring residents; and
- the proposal complies with the Residential Design Guide criteria on conversions and extensions to dwellings.

\* The term residential frontage in the street block will normally relate to individual streets (including both sides of the street). However, where the street is longer than 300 metres, the section of the street (on both sides) that will be taken into consideration is that which extends 150m on either side of the site's boundaries. Any buildings that were originally single family dwelling houses will be taken into account in calculating the percentage.

In addition, the subdivision of dwellings with more than 150 sqm of existing habitable floorspace will be expected to include at least one family-sized unit (at least 70 sqm) with access to a rear garden where one currently exists.



**This policy supports/delivers:**

National Policy:	National Planning Policy Framework (NPPF) paras 47-55 – ‘Delivering a wide choice of high quality homes’.
Watford Sustainable Community Strategy Objective:	A Well Planned Town, with Homes to Suit All Needs. A Healthy Town. A Town That Protects Its Environment and Heritage
Core Strategy Strategic Objectives:	SO1: A Family Friendly Town Centre SO2: Sustainable neighbourhoods
Core Strategy Policies:	HS1: Housing Supply and Residential Site Selection HS2: Housing Mix
Local Policies:	Housing Strategy

## Non Residential Proposals in Residential Areas

### Why is this policy needed?

- 5.11 It is important to maintain and improve the quality of the environment in residential areas. It is necessary to control inappropriate non-residential activities which would harm the residential environment and amenities of local people.

### What is it intended to do?

- 5.12 The policy intends to protect and improve the local area. In order to maximise the quality of the residential environment certain uses may be restricted in residential areas such as those that would lead to an increase in traffic, noise, odours, or other factors that would adversely affect the character of the area.



**Policy HS 8****Non Residential Proposals in Residential Areas**

Proposals for non-residential uses (including non-residential extensions and proposals which would result in an intensification of an existing non-residential use) within primarily residential areas will be assessed having regard to:

1. The need to retain existing residential accommodation, open space or off-street car parking spaces/garages;
2. The effect on the character of the area; and

Any adverse effect on residential amenity by reason of noise, dust, odours, traffic generation, on street parking or general disturbance.

**This policy supports/delivers:**

National Policy:	National Planning Policy Framework (NPPF) paras 47-55 – ‘Delivering a wide choice of high quality homes’.
Watford Sustainable Community Strategy Objective:	A Well Planned Town, with Homes to Suit All Needs. A Healthy Town. A Town That Protects Its Environment and Heritage
Core Strategy Strategic Objectives:	SO1: A Family Friendly Town Centre SO2: Sustainable Neighbourhoods
Core Strategy Policies:	HS1: Housing Supply and Residential Site Selection HS2: Housing Mix
Local Policies:	Housing Strategy



## Retention of Affordable Housing

### Why is this policy needed?

- 5.13 The pressure on the affordable housing stock continues to increase. The difficulty in obtaining affordable housing means that, once obtained, it should be carefully protected.

### What is it intended to do?

- 5.14 The policy aims to prevent development which would involve a loss of affordable housing units.

#### Policy HS 9

#### Retention of Affordable Housing

Development involving the loss of affordable housing will not generally be permitted, unless the affordable housing is replaced within Watford. The proposed replacement units must match or improve on the lost units' size and tenure.

### This policy supports/delivers:

National Policy:	National Planning Policy Framework (NPPF) paras 47-55 – ‘Delivering a wide choice of high quality homes’.
Watford Sustainable Community Strategy Objective:	A Well Planned Town, with Homes to Suit All Needs. A Healthy Town. A Town That Protects Its Environment and Heritage.
Core Strategy Strategic Objectives:	SO1: A family friendly town centre. SO2: Sustainable neighbourhoods.
Core Strategy Policies:	HS1: Housing Supply and Residential Site Selection HS2: Housing Mix



Local Policies:

Housing Strategy

## Garden Development

### Why is this policy needed?

- 5.15 The council recognises that the pattern of development, urban form and character of well-established residential areas could be considerably altered by garden development. Such development can also present problems, mainly with loss of amenity space, difficulty with maintaining privacy, harm to local character, harmful effects on wildlife and increased flood-risk.

### What is it intended to do?

- 5.16 This policy sets out the circumstances in which garden development is and is not acceptable in order to ensure any garden development permitted is of a high standard and appropriate to its location. The policy is also intended to prevent new housing development located immediately behind existing houses and sharing the same access ("tandem development"). The design-led approach will also ensure that the cumulative impact of different schemes in an area does not harm the visual amenity and residential character of the area.

### Policy HS 10

#### Garden Development

Garden development (and new residential development on infill plots) will only be permitted where it complies with:

- Policies UD1 and SD1 of the Core Strategy;
- The Residential Design Guide in general and in particular within paras 7.3.4; 8.15 and 8.16 concerning back garden development;
- The Character of the Area Study;
- Conservation Area Appraisal Documents and Management Plans where applicable; and where:
- garden land\* which contributes either individually or as part of a larger swathe of green space to amenity of residents or provides wildlife habitats is retained;
- there is no detrimental effect of noise and disturbance from traffic gaining access;
- the character of the area is maintained with particular regard to the



- plot size, scale, design and density, building footprint, gaps between buildings and streetscape of the development.
- The application considers scale and urban grain; in particular looking at infill, frontage development where building lines/plot and frontage widths should reflect that of the context of the area.
  - access roads are suitably landscaped and have acceptable spacings from the flank walls of the adjoining buildings.

\*Garden development includes: any development involving land previously used as a garden including free standing outbuildings of a scale that would require planning permission, new dwellings, alterations/ extensions and changes of use to existing buildings.

**This policy supports/delivers:**

National Policy:	National Planning Policy Framework (NPPF) paras 47-55 – ‘Delivering a wide choice of high quality homes’.
Watford Sustainable Community Strategy Objective:	A Well Planned Town, with Homes to Suit All Needs. A Healthy Town. A Town That Protects Its Environment and Heritage
Core Strategy Strategic Objectives:	SO2: Sustainable neighbourhoods
Core Strategy Policies:	HS1: Housing Supply and Residential Site Selection HS2: Housing Mix
Local Policies:	Housing Strategy



## Older Persons' Housing

### Why is this policy needed?

5.17 Watford's Strategic Housing Market Assessment (2008) identifies a growing need for supported residential accommodation and extra care housing. Ensuring that the supply of specialist housing for older people in the Borough meets their needs is a priority for Watford.

5.18

### What is it intended to do?

5.19 This policy aims to increase the provision and retain older persons' accommodation except where it is unfit for purpose and could not be redeveloped to meet a need and to ensure a range of housing options is available for older people. Regard will be given to Watford Housing Strategy in determining the suitability of proposals for specialist accommodation.

#### Policy HS11

#### Older Persons' and Specialist Housing

Proposals for specialist accommodation should have regard to Watford Housing Strategy and the SHMA for appropriate types in order to provide further older persons' accommodation.

The loss of older persons' accommodation and other specialist housing will be accepted only where it can be shown that properties are not fit for purpose and could not be redeveloped to meet a need.

### This policy supports/delivers:

National Policy:	National Planning Policy Framework (NPPF) paras 47-55 – 'Delivering a wide choice of high quality homes'.
Watford Sustainable Community Strategy Objective:	A Well Planned Town, with Homes to Suit All Needs. A Healthy Town. A Town That Protects Its Environment and Heritage



Core Strategy Strategic Objectives:	SO2: Sustainable neighbourhoods
Core Strategy Policies:	HS1: Housing Supply and Residential Site Selection HS2: Housing Mix
Local Policies:	Housing Strategy

## Housing Delivery

### Why is this policy needed?

- 5.20 Watford's Local Plan Part 1: Core Strategy sets out a housing target for the Borough to provide a minimum of 6,500 homes between 2006 and 2031.
- 5.21 The provision still to be met in the Core Strategy period is 2885. Table 1 below as at 31/3/15 shows progress towards achieving this target. The remaining balance to be allocated is 596 units.

Table 1:

<b>1</b>	Housing Target	2006/07 to 2030/31	6500
<b>2</b>	Net Housing Completions	2006/07 to 2014/15	3615
<b>3</b>	Remaining provision to be met in Core Strategy Period (1-2)		<b>2885</b>
<b>4a</b>	Sites under construction		268
<b>4b</b>	Sites with detailed planning permission		680
<b>4c</b>	Sites with outline planning permission		681
<b>5</b>	Windfall sites (66 p.a. from 2021/22)		660
<b>6</b>	Total supply		<b>2289</b>
<b>7</b>	Housing to be allocated (6-3).		596

- 5.22 Site allocations help ensure there will be sufficient land to accommodate new development, along with windfall sites which will continue to play a role. In identifying sites, priority has been given to those which can best contribute to building sustainable communities and support the town's regeneration initiatives taking into account the Special Policy Areas of the spatial strategy. Regard has been given to site availability, deliverability and viability.



**What is it intended to do?**

- 5.23 The policy shows where the principle of residential development is acceptable, subject to site specific requirements being met.

**Policy HS12 Housing Delivery**

The following sites are allocated for housing. Appendix I 'Site Allocations' details further information that must be taken into account along with a map showing the location of each site.

Site	Location	Indicative capacity	Allocation
H1	Land at Pinner Road	80	Housing
H2	Skatepark, Lower Derby Road	100	Housing
H3	Vicarage Road	15	Housing
H4	Telephone Exchange – First Avenue	18	Housing
H5	Builder's Yard, Queens Avenue	49	Housing
H6	Bill Everett Community Centre	40	Housing
H7	Rickmansworth Road	10	Housing
H8	Garages– The Gossamers	4	Housing
H9	Watford Station, Cassiobury Park Avenue	100	Housing
H10	Croxley View	350	Housing
H11	Garages, Bowmans Green	4	Housing
Total		770	



Housing will also be delivered as part of mixed use development on the following sites:

MXD1	North Watford Library, 'Lemarie Centre for Charties' and Health Facilities	30	Reprovision of existing facilities with new residential units.
MXD2	The Brow	24	Mixed retail and residential redevelopment
MXD4	Ascot Road	400	Mix of commercial comprising, leisure, employment and retail mix providing a local centre with residential above.
SPA 1	Town Centre	160	Housing, retail and employment.
SPA2	Watford Junction	1500(further potential at a later stage for development up to 2800).	As set out in the Core Strategy Policy SPA2
SPA3	Health Campus	209 This housing figure is in addition to 504 which already have outline planning permission	. Mix of residential, retail, local centre, employment and hospital.



SPA6	Western Gateway	Included above in (MXD4 and H10)	As set out in the Core Strategy Policy SPA6
Total Mixed use and SPA figure		2323	
Total (Housing and mixed use sites)		3093	

**Note: The estimated number of dwellings in this Policy has been calculated taking into account information within the SHLAA; known development constraints; and indicative schemes put forward by agents or site owners through the call for sites, in discussion with officers or through a formal planning pre-application.**

**This policy supports/delivers:**

National Policy:	National Planning Policy Framework (NPPF) paras 47-55 – ‘Delivering a wide choice of high quality homes’.
Watford Sustainable Community Strategy Objective:	A Well Planned Town, with Homes to Suit All Needs. A Healthy Town. A Town That Protects Its Environment and Heritage
Core Strategy Strategic Objectives:	SO1: A family friendly town centre SO2: Sustainable neighbourhoods
Core Strategy Policies:	HS1: Housing Supply and Residential Site Selection HS2: Housing Mix
Local Policies:	Housing Strategy



## Gypsies and Traveller Provision

### Why is this policy needed?

- 5.24 The council has a responsibility to plan for the housing needs of everyone, including Gypsies and Travellers.. Watford's Core Strategy sets out the Council's approach to providing new pitches in the Borough.
- 5.25 Existing authorised Traveller sites and any new sites granted planning permission, will be safeguarded for Traveller use for as long as the need exists for Traveller accommodation within the Borough. There is considered to be no need at present for additional plots for Travelling Showpeople in the Borough. However, additional provision for pitches is needed.

### What is it intended to do?

- 5.26 A new site at Tolpits Lane is allocated to provide for the future accommodation needs of Gypsies and Travellers. Due to exceptional circumstances it is considered appropriate to remove this site from the Green Belt and allocate it for Gypsy and Traveller Provision. The existing adjacent Gypsy and Traveller site is also removed from the Green Belt and safeguarded for continuing use as a Gypsy and Traveller site.

#### Policy GT1 Gypsy and Traveller Provision

Site GT1, Land at Tolpits Lane, is allocated for a new Gypsy and Traveller Site.

The adjacent existing gypsy and traveller site at Tolpits Lane is safeguarded for continuing use as a gypsy and traveller site.

- 5.27 Alternative uses will not be permitted on either of these sites unless there is clear and up to date evidence that it is no longer required for this purpose, or likely to be so required again in future

### This policy supports/delivers:

National Policy:	Planning Policy for Traveller Sites.
Watford Sustainable Community Strategy Objective:	<p>A Well Planned Town, with Homes to Suit All Needs.</p> <p>A Healthy Town.</p> <p>A Town That Protects Its Environment and Heritage</p>



<p>Core Strategy Strategic Objectives:</p>	<p>SO2: Sustainable neighbourhoods</p>
<p>Core Strategy Policies:</p>	<p>HS4: Gypsies and Travellers</p>



# Economic Development

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## 6. Economic Development and Employment

- 6.1. The Core Strategy sets a target of at least 7,000 additional jobs by 2031 to maintain Watford's role as a regional centre. The key locations and sectors for this job growth, and delivery mechanisms, are set out in Policy EMP1. Policy EMP2 of the Core Strategy protects designated employment areas for employment use.
- 6.2. The additional policies in this chapter identify the designated employment areas, and offer additional protection for existing employment uses in other areas. A specific policy covers the Clarendon Road/Station Road/Bridle Path area given this area's particular status as the borough's primary office location.
- 6.3. The latest evidence in relation to employment suggests that employment growth is likely to be considerably higher than the 7,000 set as a minimum figure in the Core Strategy, and that additional floorspace is likely to be needed to accommodate the jobs.
- 6.4. Determining the longer term requirement for employment space will be an issue for the next plan review, but in the meantime it is clear that the past rate of loss of employment floorspace should not be allowed to continue and that it is important to protect remaining employment uses, whether or not they are in designated areas.

### **The Need for Employment:**

The Core Strategy sets a target of at least 7,000 additional jobs in Watford between 2006 and 2031.

The Watford Economic Delivery and Growth Assessment (EDGA) 2014 suggest higher potential growth of over 13,000 additional jobs between 2006 and 2031.

## Designated Employment Areas

### **Why is this policy needed?**

- 6.5. This policy identifies the employment areas to which policies EMP1 and EMP2 of the Core Strategy apply.



**What is it intended to do?**

- 6.6. As well as identifying the employment areas, the policy safeguards them for employment use unless evidence shows there is a surplus of B class employment space when assessed against likely requirements.
- 6.7 Employment Area E1, Watford Business Park falls within SPA 6 and part of E2 Imperial Way/Colonial Way falls within SPA2 Watford Junction. These designations should be considered in conjunction with relevant policies and masterplans for those areas. It is likely that as part of the masterplan for Watford Junction some of the employment within the E2 employment designation may be relocated within the Watford Junction SPA - this should be managed through the master planning process. Until that time the employment uses will be protected.

**Policy EMP3**

**Designated Employment Areas**

The Designated Employment Areas to which policies EMP1 and EMP2 of the Core Strategy apply are, as defined on the Policies Map:

E1 Watford Business Park

E2 Imperial Way/Colonial Way

E3 Fishers

E4 Greycaine Road/Odhams/Sandown Road

E5 Clarendon Road/Station Road/Bridle Path Office Area

Loss of B class employment use will be resisted unless monitoring/evidence has identified a surplus of B class employment space, or replacement provision is made.

E1 and E4 include Areas of Search ELAS221, and ELAS213 and 214 identified in the Hertfordshire Waste Site Allocations Local Plan, and within the Hertfordshire Waste Core Strategy Area of Search A for a strategic organic waste recovery facility.

The development considerations identified in Appendix I “Site Allocations” will need to be taken into account.



## Change of Use from B Class Outside of Designated Employment Areas

### Why is this policy needed?

- 6.7. In light of recent evidence, it is important to protect existing employment uses wherever appropriate. Existing employment locations outside of the designated employment areas provide jobs for local people and important support services and facilities for businesses.

### What is it intended to do?

- 6.8. This policy ensures that, where planning permission is required, employment uses are protected unless certain criteria are met.

#### **Policy EMP4**

#### **Change of Use from B Class Outside of Designated Employment Areas**

The loss of B class employment space outside of designated employment areas will be permitted where:

The most up to date evidence shows there is a surplus of B class employment space; or

Replacement provision is provided within Watford; or

The property has been vacant for at least 6 months and there is clear evidence to show it cannot be reused or redeveloped for employment use in the medium term.

The proposal must also be compatible with surrounding uses.

## Clarendon Road, Station Road and Bridle Path Office Area

### Why is this policy needed?

- 6.9. The Clarendon Road, Station Road and Bridle Path Office Area links the main railway station of Watford Junction with the town centre, and as such is a prime and sustainable location for offices in Watford. There is a strong loyalty amongst key occupiers who value access to the local workforce combined with easy access to and from Central London. Many of these businesses are from the knowledge intensive, financial and retail sectors. The Council intends to build



on this loyalty and encourage new businesses by making the area more attractive through public realm improvements, introducing an element of supporting uses to add to the vitality of the area, and delivering new Grade A office floorspace.

- 6.10. At the same time the Council recognises that Grade B office space continues to play an important role in local employment and that an element of such space will remain whilst other sites come forward for Grade A redevelopment.
- 6.11. Policy EMP1 of the Core Strategy promotes improvements to the quality of employment premises in Clarendon Road to support the delivery of job growth in the Borough. Evidence completed since the Core Strategy was adopted shows that the quantity of floorspace also needs to be increased to meet current and future needs.
- 6.12. Although office take up rates remain strong, market conditions over the last few years, together with pressure from developers and landowners to allow other uses, including higher value residential schemes, have slowed redevelopment in this area. There is a risk that without both improving the quality of existing office stock and increasing the supply; demand will go elsewhere, potentially outside the Borough.

Emerging evidence supports the case for delivering viable office development in this area without a need for mixing commercial and residential uses. Furthermore, the fine urban grain of the area is generally unsuitable for mixing uses within plots. Whilst a mix of residential uses and office development on plots has been tested, this approach limits the potential to achieve high quality design with suitable access and parking.

**What is it intended to do?**

- 6.13. This policy is intended to support the delivery of additional Grade A office floorspace to meet the needs of identified growth sectors.
- 6.14. This policy means that developers should work with the council to bring forward suitable sites to deliver additional Grade A office floorspace, carefully designed to relate well to the surrounding area.
- 6.15. Clarendon Road has been identified as a suitable location for taller buildings and this policy should be read in conjunction with Policies TB1 and TB2 and the Supplementary Planning Document: Skyline – Watford’s Approach to Taller Buildings.
- 6.16. The use of Local Development Orders, Design Codes and Development Briefs will be explored as mechanisms to help deliver future improvements.



- 6.17. The quantity and quality of office space coming forward will be monitored and managed alongside any new substantive evidence on the future need for office floorspace. This would also take account of the regeneration of the Watford Junction Special Policy Area. This evidence will inform the forthcoming Local Plan Review to 2036.

**Policy EMP5**

**Clarendon Road, Station Road and Bridle Path Office Area**

Development within the Clarendon Road, Station Road and Bridle Path office area should deliver additional modern, high quality B1a and B1b office floorspace to meet the needs of existing businesses and growth sectors including knowledge intensive industry, service sector, finance, media and creative industries, and the public sector. Proposals should demonstrate that they will contribute to growth in employment in the medium and longer term to 2031.

An element of small scale supporting uses (such as coffee shops, conference facilities, gyms and crèches) will be supported where these add to the vitality and viability of the Office Area. Such uses must not undermine either the role of the town centre or the proposed Watford Junction redevelopment.

## **Leavesden Studios Operations – The Island Site**

- 6.18. In recent years the UK film industry has created successful British films and employment, maximising its position in a highly competitive international environment and is stimulating further private investment in world-class infrastructure. The importance of the UK film industry to the economy is reflected in government ambitions to make Britain one of the world’s leading audio-visual economies, sustaining high quality jobs and driving international exports. Warner Bros. Studios Leavesden is an integral part of the UK film industry, representing the largest studio space in the UK, attracting inward investment of national significance to the UK film industry.
- 6.19. The Studios, and the wider UK film industry, play an important role in promoting the UK overseas, particularly as a result of investments such as the Harry Potter Studio Tour, and are therefore important to the continuing growth of the UK’s tourism economy and international profile of the UK. The spill over effects of the film industry are significant, increasing tourism spend and contributing substantially to the local and national economies.



- 6.20. The film industry is also important in terms of job creation, with employment in the film sector outpacing almost all other sectors in the economy. The Studios provide direct and indirect employment across the Borough, focusing on employing local people wherever possible and investing in skills and training.
- 6.21. The economic contribution of Warner Bros. is of significance to the UK film industry and to the continuing growth of the local economy. The Island Site is a key component in the future development of the Studios, further supporting its contribution to the UK film industry.

**Why is this policy needed?**

- 6.22. The Island site straddles the administrative boundary between Watford Borough and Three Rivers District. The Three Rivers Site Allocations document was adopted in November 2014 and includes a policy for the part of the Island Site which falls within Three Rivers District. It makes sense for a similar policy to apply to the remainder of the site, within Watford's boundary to ensure a consistent approach. This site is required for the future expansion of Leavesden Studios which, with its popular Harry Potter attraction, is of national economic benefit as well as employment benefit to the area.

**What is it intended to do?**

- 6.23. This policy provides for the future expansion of Leavesden Studios and ensures a consistent approach for the site with Three Rivers. The site will be removed from the Green Belt on adoption of this Plan.

**Policy EMP6**

**Leavesden Studios Operations – The Island Site**

Development of the Island Site should be connected to the operation of Leavesden Studios.

The design of any development should take into account the site's proximity to, and protect the visual amenity of, the Green Belt. Appropriate landscaping should be provided.

**The policies in this chapter support/deliver:**

National Policy:

National Planning Policy Framework (NPPF)



	paras 18-22, 160-61.
Watford Sustainable Community Strategy Objective:	For Watford to be a prosperous and educated town.
Core Strategy Strategic Objectives:	SO3: Enhance Watford’s regional economic and transportation role
Core Strategy Policies:	EMP1: Economic Development EMP2: Employment Land



# Transport



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## 7. Transport

### Car and cycle Parking Provision, and Low Emission Vehicles

#### Why is this policy needed?

- 7.1 The National Planning Policy Framework 2012 promotes sustainable development and acknowledges the key role transport policies play in facilitating not only sustainable development but also in contributing to wider sustainability and health objectives. Every opportunity should be taken to promote and encourage sustainable transport modes and to ensure that transport policies do not undermine public transport feasibility.
- 7.2 The government made a Ministerial Statement in March 2015 that local planning authorities should only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network. Where authorities do set such standards the NPPF sets out that they should take account of the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles.

#### What is it intended to do?

- 7.3 In accordance with the national policy context, the Local Plan Core Strategy has an overarching objective to promote environmentally sustainable movement and to seek ways to reduce the overall need to travel.
- 7.4 Parking provision can influence travel patterns, the levels of congestion, road safety, urban design, streetscape, the environment and social inclusion. Under-provision of parking can exacerbate problems of dangerous or inappropriate parking that cause congestion and inconvenience on-site and in neighbouring streets. It can also undermine the commercial effectiveness of a site. Over-provision can be wasteful in terms of land-take, and can have a negative impact on the streetscape and design of developments. It can also encourage car use resulting in increased levels of congestion and pollution.
- 7.5 It is therefore important to secure an appropriate level of and type of parking for the location and land use. In order to achieve this we will encourage developers to provide parking in line with the guidance numbers set out in Appendix G unless effective alternatives such as car sharing, electric vehicles charging points and secure cycle storage provision are in place. The accessibility of the development will also be taken into account, particularly sites in close proximity to large scale public transport infrastructure where



'car lite' [low or no car parking] developments will be considered. This will include development close to the new Metropolitan Line stations, once operational.

**Policy T6  
Car Parking Provision**

All development should provide an appropriate level of parking in line with the parking guidance set out in Appendix G based upon the proposed size, use and the accessibility of the site. Accessibility Zones for the borough (as shown in the appendix) have been defined with regard to accessibility to railway stations and bus routes, with a minimum frequency of services that provide an alternative means of travel to the private car. Flexibility on the recommended standards will be considered positively for 'car lite' developments in close proximity to major transport infrastructure where secure cycle storage is provided.

Within the council's full controlled parking zones, new residential developments will not be entitled to residents' permits to park within the on-street parking bays. This is to ensure that the development does not exacerbate existing on-street parking congestion. This will be secured by means of a planning obligation.

Where there are four or more dwellings, a 25% additional provision of unallocated visitor spaces will be required, based on the number of dwellings.

The parking provision guidance seeks a balance between:

- meeting the operational needs of the proposed use;
- meeting the needs of people with disabilities on site;
- providing a restraint on commuter travel by private car; and
- encouraging the use of non-car modes of travel.

Where car parking provision does not adhere to the suggested guidance, provision of dedicated car club spaces and vehicles and secure cycle storage is recommended. Provision for car clubs will be expected for residential development in Special Policy Areas where more than 20 parking spaces are proposed.



**Policy T 7****Car Clubs and Charging Points for Low Emission Vehicles**

The Council will require the provision of electric vehicle charging spaces in new developments, including for electric pool cars or car clubs in line with the guidance in Appendix G.

Developments must ensure that 1 in 10 spaces provide an active electrical charging point and 1 in 10 spaces provide passive provision (underlying capacity provision) in line with the industry standards. In effect this requires a total of 2 in 10 spaces to be capable of providing electric charging points. Where new houses are proposed with dedicated parking adjacent to the houses, charging points will be expected for these houses. This can be included in calculating the total provision.

Detail regarding the ongoing management of electric vehicle charging points and related parking spaces will be required in car parking management plans.

## Cycle Parking Provision

### Why is this policy needed?

- 7.6 The National Planning Policy Framework promotes sustainable development and acknowledges the role transport policies can play in facilitating not only sustainable development but also in contributing to wider sustainability and health objectives. Every opportunity should be taken to promote and encourage sustainable transport modes, and cycling is a key part of the sustainable travel agenda.
- 7.7 The Core Strategy Objectives promote environmentally sustainable movement and seek ways to reduce the overall need to travel, particularly by private car. More people could potentially be encouraged to cycle for local journeys and as a means of commute, if they had secure cycle storage facilities at their home and at their destination, and such secure cycle storage facilities should be provided for both residential and non-residential developments.
- 7.8 In providing cycle parking provision, there is a need to recognise the purposes of cycle parking, namely the length of stay and the purpose of the visit. For example, for longer term parking whether it be for work or residential purposes security of storage is key, while short term/visitor parking needs to be highly visible and conveniently located.



**What is it intended to do?**

- 7.9 This policy is intended to ensure that developers provide high quality and secure cycle parking facilities within their developments, which will help encourage modal shift towards cycling.

**Policy T 8**

**Cycle parking provision**

All new development will be expected to comply with the cycle parking standards set out in Appendix H. Long term cycle parking facilities for residents and/or employees of a development must be conveniently located, safe to use, secure and weatherproof.

The design of the facility should complement the development and be well integrated into the building or the layout of the site. Short term cycle parking facilities for visitors should be conveniently located in relation to the public realm and safe to use.

For dwelling houses, individual provision should be made within the private garden area. For flatted developments it is expected that large item storage/ individual cycle stores should be provided in the first instance, while commercial premises will be expected to have established secure storage and changing facilities on site.



## Access and Servicing

### Why is this policy needed?

- 7.10 In all developments, the main impact of vehicular movement is in the immediate vicinity of the site. Suitability of access/egress arrangements is a key consideration in determining a development proposal.

### What is it intended to do

- 7.11 To ensure safe access and egress is provided.

#### **Policy T 9**

##### **Access and servicing**

All development proposals including redevelopments, changes of use or extensions to existing developments should include adequate provision for access/egress and servicing arrangements for emergency and servicing vehicles to meet the necessary safety and capacity requirements. The council will also seek to ensure that the needs for access and service arrangements are taken into account fully in the design of all public and private highway improvement schemes.

The council will normally require redevelopment schemes within the Town Centre to provide rear servicing facilities so as to avoid access via the High Street.

### The policies in this chapter support/deliver:

National Policy:	NPPF paras 29-32, 35, 39. Ministerial statement March 2015.
Watford Sustainable Community Strategy Objective:	A Well-Planned Town with Homes to Suit All Needs. A Healthy Town. A Town that Protects its Environment and Heritage.
Core Strategy Strategic Objectives:	SO1: A Family-Friendly Town Centre SO2: Sustainable Neighbourhoods SO3: Enhance Watford's regional economic and transportation role SO4: Enhance Watford's Regional Health,



	<p>Recreational, Educational, Cultural and Social Role</p> <p>SO5: Enhance Watford's Environment, Green Infrastructure and Heritage Assets</p>
<p>Core Strategy Policies:</p>	<p>SD1: Sustainable Design</p> <p>T2: Location of New Development</p> <p>T3: Improving Accessibility</p> <p>T4: Transport Assessments</p> <p>UD1: Delivering High Quality Design</p>



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# Infrastructure



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## 8. Infrastructure

### Why is this policy needed?

- 8.1 Policy INF1 of the Core Strategy refers to working with developers and providers to ensure sufficient capacity and design of communications infrastructure to meet anticipated demand. This policy sets out the considerations to be taken into account in determining proposals for telecommunications infrastructure.
- 8.2 The NPPF (para 43) requires that the number of radio and telecommunication masts is kept to the minimum consistent with the efficient operation of the network and that use is made of existing masts, buildings or structure where possible.

### What is it intended to do?

- 8.3 It is intended to ensure that telecommunications infrastructure is sited and designed to minimise adverse impact, and that unnecessary proliferation of equipment is avoided.

#### **Policy INF 2**

##### **Mobile Communications**

Proposals for telecommunications development will be permitted provided that:

- (i) the siting and appearance of the proposed apparatus and associated structures is designed to minimise impact on the visual amenity, character or appearance of the surrounding area, and includes the rationalisation of existing equipment wherever possible;
- (ii) if on a building, apparatus and associated structures are sited and designed to minimise impact to the external appearance of the host building;
- (iii) if proposing a new mast, the applicant has demonstrated that they have explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application;
- (iv) if proposing development in a sensitive area, the development does not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest.

When considering applications for telecommunications development, the council will have regard to the operational requirements of



telecommunications networks.

Proposals for major development should make provision for communal satellite and digital television receiving equipment.

**This policy supports/delivers:**

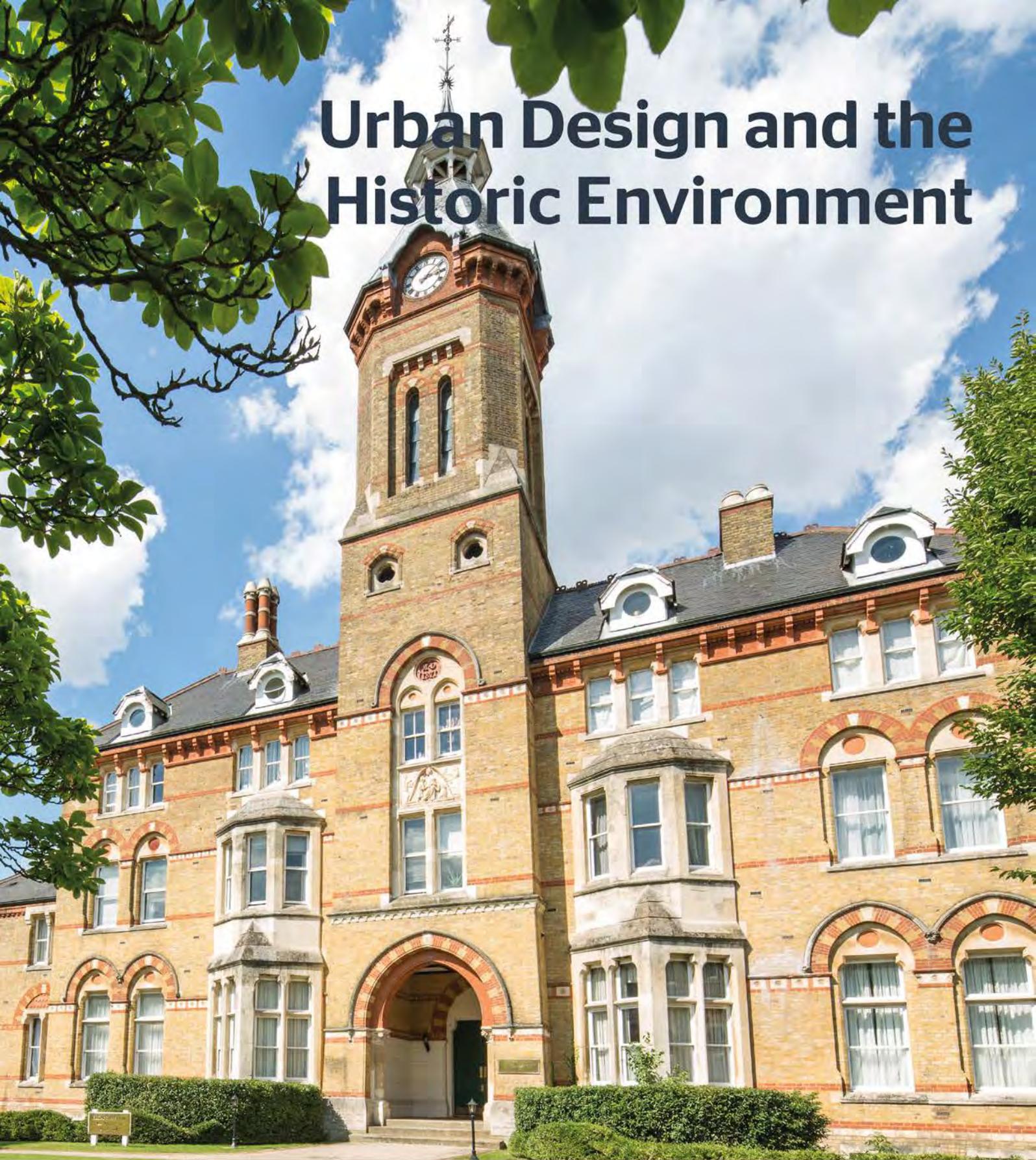
National Policy	NPPF Paras 42-46
Watford Sustainable Community Strategy Objectives	A Town that Protects its Environment and Heritage
Core Strategy Policies	INF1: Infrastructure Delivery and Planning Obligations



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# Urban Design and the Historic Environment



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## 9. Urban Design and the Historic Environment

### Shop fronts and Advertisements/Signs

#### Why is this policy needed?

- 9.1 National policy is set out in the National Planning Policy Framework (2012). The National Planning Policy Framework emphasises the importance of high quality design and states that: “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people” (Paragraph 56, Page 14).

#### What is it intended to do?

- 9.2 This policy supports Core Strategy Policy UD1 (Delivering High Quality Design). Policy UD1 provides an overarching policy for the design of new development in the borough. That detailed policy is further supported by a suite of local design guides and character assessments. These documents include a Residential Design Guide (2014); Shopfront Design Guide (2013), Streetscape Design Guide (2013), character appraisals for conservation areas and the Watford Character of Area Study (2011).
- 9.3 Further to the aforementioned policy and guidance on design, this policy provides more detailed coverage of two particular topics: shopfronts and advertisements/signs.

#### **Policy UD 3**

#### **Design policy: Shopfronts and Advertisements/Signs**

##### **Shopfronts**

The Council will require a high standard of appearance for all shopfronts and associated awnings, security shutters and signs. New shopfronts on existing properties should be in keeping with the character of the upper part of the building and should seek to enhance the appearance of the building as a whole. All new shopfronts should relate well to adjoining building frontages. Where traditional shopfront features remain, these should be preserved wherever possible. All works involving shopfronts should be in accordance with the guidance contained within the Shopfront Design Guide (2013).

##### **Advertisements and Signs**

The Council will consider all applications for the display of advertisements, and decide on appropriate action with regard to existing advertisements, on the basis of their effect on local amenity and public safety in terms of



the:

- character and appearance of the building or locality of display;
- advertisement size, location, design, illumination or colour;
- likely effect on traffic safety, including pedestrian safety and convenience; and
- environmental benefits of display.

Where advertisement consent is granted for special reasons, such as to screen an area of land, consent may be granted for a period of up to 5 years. Where advertisements are located on shopfronts, the design should be in accordance with the Shopfront Design Guide (2013).

## The Historic Environment

### Why is this policy needed?

- 9.4 The built heritage of Watford makes an important contribution to the character and identity of the town. Assets range from Grade I listed buildings to registered parks and conservation areas. Each of the assets is unique and valuable to the town. National policy and legislation is set out in the National Planning Policy Framework (2012) and the Planning (Listed Buildings and Conservation Areas) Act 1990. The National Planning Policy Framework emphasises the importance of the historic environment, with the main Government objective being to conserve heritage assets in a manner appropriate to their significance.
- 9.5 The Core Strategy contains strategic level policies and sets out the Council's intention to protect these assets. There is a need to provide more detail concerning how this will be achieved in relation to the various asset groups.

### What is it intended to do?

- 9.6 When assessing applications for development, there will be a presumption in favour of the retention and enhancement of heritage assets. Applications will be supported where they sustain, conserve and where appropriate enhance the significance, character and setting of the asset itself.

### Policy UD 4

#### The Historic Environment

#### Listed Buildings (Nationally Listed Buildings)

The Council will preserve the character and setting of the borough's listed buildings and will support applications where:



- the extension/alteration of a listed building would not adversely affect its character as a building of special architectural or historic interest, both internally and externally, or adversely affect its wider setting;
- any change of use would preserve its character as a building of special architectural or historic interest and ensure its continued use/viability.

Applications involving the demolition of a listed building will only be granted in wholly exceptional circumstances.

### **Setting of a Listed Building**

Where development proposals lead to harm to, or loss of significance of, a listed building due to an impact on its setting, this harm or loss should be weighed against the public benefits of the proposal.

### **Conservation Areas**

Within conservation areas development will be supported where it:

- is of a design and scale that preserves or enhances the character and appearance of the area;
- uses building materials, finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context;
- retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;
- retains and restores, where relevant, traditional features such as shop fronts, walls, railings, paved surfaces and street furniture, and improves the condition of structures worthy of retention;
- does not harm important views into, out of, or within the Conservation Area;
- protects trees, hedgerows and other significant landscape features and incorporates landscaping appropriate to the character and appearance of the Conservation Area;
- Results, where relevant, in the removal of unsympathetic features and the restoration or reinstatement of missing features.

### **Demolition in Conservation Areas**

Within conservation areas, permission for development involving demolition or substantial demolition will not be granted unless it can be demonstrated that:



- the structure to be demolished makes no significant contribution to the special character or appearance of the area;
- it can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use;
- it can be demonstrated that the removal of the structure and its subsequent replacement with a new building and/or open space would enhance the conservation area.

Permission will not be granted for development outside of but near to a conservation area which adversely affects the setting, character, appearance of or views in to and out of that conservation area.

#### **Locally Listed Buildings**

Proposals for development affecting the appearance, character or setting of locally listed buildings should ensure that due regard is paid to safeguarding the relevant features of the building and its setting. Proposals that involve the demolition of the building are unlikely to be approved.

#### **Registered Parks and Gardens**

Planning permission will not be granted for proposals that would cause unacceptable harm to registered parks or gardens, their settings or public views into, out of, or within them.

#### **Archaeology**

Where an application site includes, is considered to, or is found to have the potential to include, heritage assets with archaeological interest, it must be accompanied by an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation.

There is a presumption against any harm to scheduled monuments and heritage assets with archaeological interest that are demonstrably of equivalent significance to scheduled monuments.

Where the loss of the whole or a material part of a heritage asset's significance (archaeological interest) is justified, planning conditions will be included in any permission to ensure that an adequate record is made of the significance of the heritage asset before it is lost. This will be secured through an archaeological written scheme of investigation (WSI) which must include provision for appropriate publication of the evidence. The potential for local public engagement and dissemination should also be considered and included in the WSI where this is deemed to be appropriate.



**The policies in this chapter support/deliver:**

National Policy:	NPPF (paras 17, 56-58, 60-61, 63-64, 66-67, 126 – 141).
Watford Sustainable Community Strategy Objective:	A Well-Planned Town with Homes to Suit All Needs. A Town that Protects its Environment and Heritage.
Core Strategy Strategic Objectives:	SO2: Sustainable Neighbourhoods SO5: Enhance Watford’s Environment, Green Infrastructure and Heritage Assets
Core Strategy Policies:	UD1: Delivering High Quality Design. UD2: Built Heritage Conservation

## Residential Design Guide and Optional technical housing standard – nationally described space standard

### Why is this policy needed?

- 9.7 In March 2015 Government introduced an optional national standard for internal space within new housing. The Ministerial statement which introduced the national standard requires local planning authorities to opt in to the standard by means of an explicit policy reference in a Local Plan Policy. Watford Borough Council has already adopted a local internal space standard in the revised Residential Design Guide 2014 which is based on a simplified version of the London Standards being used at the time. Now that the national standard has been issued by Government the adopted local standards cannot be used and local planning authorities are required to refer to the relevant national standard instead. This can be confusing for developers and does require an explicit Local Plan policy. The existing Core Strategy polices do not refer explicitly to the need to comply with the Residential Design Guide, but make reference to the document in the supporting text (paragraphs 12.1.4 and 12.1.5).



- 9.8 The new policy is needed to clearly meet the requirement set out in the Ministerial Statement and enable the council to ensure that new housing development complies with the national space standards.

**What is it intended to do?**

- 9.9 This policy supports Core Strategy Policy UD1 (Delivering High Quality Design). Policy UD1 provides an overarching policy for the design of new development in the Borough. That detailed policy is further supported by a suite of local design guides and character assessments. These documents include a Residential Design Guide (2014); Shopfront Design Guide (2013), Streetscape Design Guide (2013), character appraisals for conservation areas and the Watford Character of Area Study (2011).
- 9.10 This policy will require that all new housing development complies with the guidance in the Watford Residential Design Guide and in particular that it complies with the nationally described space standard which is presented in a revision to the Residential Design Guide.

**Policy UD 5**

**Design Policy: Residential**

The council will require a high standard of development for all new residential schemes and has adopted a Residential Design Guide for Watford which sets out guidance and required standards for new development.

In particular the Watford Residential Design Guide includes the nationally described space standards for new housing. All new housing schemes will be expected to comply with these nationally described standard and/or subsequent revisions to this standard.



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# Green Infrastructure, Sport and Recreation



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## 10. Green Infrastructure, Biodiversity and Recreation

10.1 Green Infrastructure refers to a network of multifunctional green space, both new and existing, rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities. It provides landscape, wildlife, recreation, sport and cultural experiences and can play a key role in adapting to and mitigating climate change.

10.2 The Core Strategy 2013 sets out the approach for green infrastructure in Watford in the following policies:

GI1 Green Infrastructure

GI2 Green Belt

GI3 Biodiversity

GI4 Sports Hubs

10.3. Building on Policy G13 in the Core Strategy, the council places strong emphasis on the protection of biodiversity and the natural environment. Although the natural environment needs to be protected in its own right, its role in terms of ecosystem services (carbon sequestration, air quality and flood prevention) is important for the functionality of both human and natural systems. Equally, habitat creation, and the restoration and management of existing biodiversity assets, should drive the development of green infrastructure networks and the reduction of habitat fragmentation. The following policies in relation to biodiversity, woodlands and the protection of watercourses seek to recognise this value

### Trees, Woodlands and Hedgerows

#### **Why is this policy needed?**

10.3 The policy is needed to ensure the adequate protection of the trees, woodlands and hedgerows within the borough. Watford is essentially an urban area but does contain significant and high quality areas of green infrastructure which contain trees, woodland and hedgerows. In addition, the borough contains many trees in gardens and on streets, all of which play an important role for human and animal welfare by providing breathing space within the urban area and valuable habitats.

#### **What is it intended to do?**

10.4 The policy sets out in more detail how the council intends to protect these important assets and make provision for replacement and additional assets within new development schemes. There are additional protections in place for trees which are particularly important, such as those in conservation



areas and where a tree preservation order is in place. In conservation areas, the law requires that works to trees over 75mm diameter (at 1.5m above normal ground level) are only be carried out after the council has been notified in order for them to consider applying a Tree Preservation Order (TPO).

- 10.5 The policy will ensure that advice is sought regarding work to protected trees or those in a conservation area, and that if they have to be felled then they will be replaced with a suitable new tree. In addition, where street trees have to be felled in conservation areas the council will seek to replace them through agreement with Hertfordshire County Council.
- 10.6 Where redevelopment of a site involves the loss of trees the developer will be expected to replace those trees with new ones and where there are significant losses replacement will be at a level of two new trees for every one lost.

#### **Policy GI 5**

##### **Trees, Woodlands and Hedgerows**

The council will seek the retention of trees, woodlands and hedgerows. Planning permission will be refused for any development that would harm protected woodland (including ancient woodland), trees (those in conservation areas or covered by a tree preservation order) and hedgerows unless, in exceptional circumstances, the changes to woodland, trees or hedgerows are of ecological or environmental benefit. Adequate protection should be provided to trunks, root systems and limbs throughout the period of construction. Where the felling of a tree or removal of a hedgerow is permitted, a replacement tree or hedge of an appropriate species, size and in a suitable location will be required, taking account of issues such as landscape and biodiversity.

To assist in delivering the urban greening and legibility project, it is expected that major new development and development within the Special Policy Areas will deliver significant amounts of new tree planting. Details of landscape schemes will be expected to demonstrate how the proposed planting will meet this requirement. Where there is a significant loss of trees on a site to allow for redevelopment, replacement trees will be required on the basis of 2 new trees for every one lost.

Within new development wherever appropriate, new planting with locally native species, including traditional fruit trees and edible hedgerows, will be required. Development should be designed in such a way as to allow trees and hedgerows to grow to maturity without causing undue problems of visibility, shading or damage. Development likely to result in future requests for significant topping, lopping or felling will be refused. Where appropriate a plan should be provided for the protection of trees, hedgerows and

shrubs throughout the construction of the development in accordance with advice contained in the British Standard Institute code of practice “Trees in relation to Construction” (BS5837:2012) or any amendment thereafter.

In the case of trees which contribute significantly to the amenity of the area the council will make a Tree Preservation Order (TPO) ensuring they are not felled, or pruned to the detriment of the environment and ensure their replacement should felling become necessary. Where it is necessary to remove trees within conservation areas which are not protected by TPOs, the council will require a replacement tree to be planted as near as is reasonable to the location of the tree to be removed.

**This policy delivers:**

National Policy:	NPPF Para 109 and 114.
Watford Sustainable Community Strategy Objective:	A town that protects its environment and heritage.
Core Strategy Strategic Objectives:	SO5 Enhance Watford’s environment, green infrastructure and heritage.
Core Strategy Policies:	GI1: Green Infrastructure GI3: Biodiversity

## Protecting and enhancing the Grand Union Canal

10.7 The Grand Union Canal runs to the west of Watford and is owned and maintained by the Canal and River Trust. It makes an important contribution to Watford’s green infrastructure, essential for good quality of life in the borough.

**Why is this policy needed?**

10.8 The Grand Union Canal has an important multi-functional role within the borough and beyond. As well as its historical, architectural and educational value, the canal is an important landscape feature, with considerable biodiversity and ecological interest. The canal is an important part of the borough’s green infrastructure network providing a green corridor for wildlife, as well as playing a crucial role in conveying flood waters.



- 10.9 The canal contributes towards economic and regeneration objectives by providing attractive locations for canal-side development including recreational and leisure activities, but enhancing its economic value must be carefully balanced with the canal's overall conservation and enhancement.
- 10.10 The canal and canal towpath can also help in achieving more sustainable patterns of movement by providing attractive pedestrian and cycle routes and accordingly the council will support appropriate measures to improve both the towpath and pedestrian and cycle linkages to it.

**What is it intended to do?**

- 10.11 The policy is intended to ensure that all development adjacent to the canal respects its character, setting, ecological and heritage value as well as having regard to improving and enhancing views along and from the canal. Development including environmental improvements to the canal's appearance will need to include enhancement of its historic and biodiversity value.
- 10.12 The council will encourage the improvement and protection of the canal as crucial green infrastructure. It will seek to improve access to and along the canal to encourage use for transport and for leisure / recreational purposes
- 10.13 In assessing any proposals for development along or in the vicinity of the canal, the Council will have regard to any relevant adopted design guidance including Natural England's Green Infrastructure Guidance (NE176). Any works in the vicinity of the watercourse will need to undertake reasonable construction environmental management planning to protect the watercourse. Reasonably related financial contributions may be sought via Community Infrastructure Levy or, where appropriate, via legal agreements, for contributions towards the improvement of the canal and towpath.

**For your information:**

- 10.14 The Canal and River Trust is a statutory consultee for any development which falls within the consultation buffer which varies between 75 and 150 m from the centre of the canal. Developers should have pre-application discussions with the Trust for any proposal which will have an impact on the canal, either directly or indirectly, for example by increasing usage of the towpath, including in instances where the towpath is within the Three Rivers District.
- 10.15 Developers who intend to carry out physical works within 5 m of the canal edge will need to discuss the proposal in more detail with the Trust's engineers to ensure that there are no structural implications. This distance however may vary depending on the type of proposal, exact location and the possibility of other canal related structures such as feeder channels and



sluices which may have an impact further away from the canal edge. Developers intending to carry out work in the vicinity of, or affecting the canal should carry out early discussions with the Trust.

**Note: part of the main River Gade running through Cassiobury Park is also part of the Grand Union Canal and so applicants should be aware that they will need to comply with both policies GI6 and GI7 when carrying out works close to the watercourse.**

**Policy GI6:**

**Protecting and Enhancing the Grand Union Canal**

Development adjacent to or in the vicinity of the Grand Union Canal will be expected to:

- a) Be of a high quality design that integrates the waterspace into the development proposal in a way that treats the waterway as a usable space;
- b) Integrate the waterway, any adjacent pathway and waterside environment into the public realm in terms of the design and management of the development;
- c) Improve access to, along and from the waterway and improve the environmental quality of the waterway corridor;
- d) Optimise views of water and generate natural surveillance of water space through the siting, configuration and orientation of buildings, recognising that appropriate boundary treatment and access issues may differ between the two sides of the waterspace; and
- e) Improve the amenity of the canal. Development that would have an adverse impact on the amenity of the waterspace by virtue of noise, odour or visual impact will not be supported.

Where improvements to the waterway corridors are required to comply with the council's green infrastructure and transport policies, these will be provided by the developer through the use of developer contributions.

## Protection and Restoration of River Corridors and Watercourses

### Why is this policy needed?

- 10.16 Most of Watford's urban area is framed by the flood plains and green infrastructure belonging to two main rivers, the River Gade to the west, and the River Colne to the east, as well as the Grand Union Canal, also to the west. A small part of the Waterfields Way Ditch which crosses from



Hertsmere before discharging into the Colne is also a main river. The main rivers map is available on the What's in my backyard pages of the Environment Agency website: <http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=531500.0&y=181500.0&topic=floodmap&ep=map&scale=5&location=London,%20City%20of%20London&lang=e&layerGroups=2,&distance=&textonly=off#x=511647&y=196805&lg=2,&scale=8>

- 10.17 These waterways make an important contribution to the character of the town. Local Wildlife Sites through which the rivers pass (such as Cassiobury Park), also provide important sites for the feeding and roosting of wintering wildfowl and other wildlife.
- 10.18 The Water Framework Directive sets a target for all rivers to have a good ecological status or potential by 2027 (natural watercourses are given an ecological "status" whilst man-made or substantially altered watercourses are given an ecological "potential"). At present the watercourses in Watford are classified as "moderate" so improvements are needed to achieve "good" status.
- 10.19 Development affecting watercourses will also be considered by the Environment Agency under separate legislation. Any other requirements such as the Thames River Drainage Byelaws will also need to be taken into account as well as the relevant River Basin Management Plans
- 10.20 Where development affects the Canal, developers should discuss requirements with the Canals and River Trust

**What is it intended to do?**

- 10.21 To enhance and improve the river corridors and watercourses, to help achieve at least a "good" ecological status or potential.
- 10.22 The Thames River Basin Management Plan sets out river restoration and other mitigation measures for the improvement of the water environment, water quality and water ecology, and includes actions to help the River Colne and River Gade achieve good ecological status or potential.
- 10.23 The policy seeks to ensure that where development takes place close to a river, watercourse or pond, it is designed and located in response to that location i.e. that the development is designed to fit around the river, watercourse or pond rather than vice versa.
- 10.24 The 8m buffer relates to the Thames Region Land Drainage Byelaws and is also recommended in the Strategic Flood Risk Assessment 2007.
- 10.25 Any works within the channel of an ordinary watercourse would need consent of Hertfordshire County Council as the lead local flood authority. The



5m buffer is desirable to allow access to the watercourse, such as for maintenance.

**Policy GI7**

**Protection and Restoration of River Corridors and Watercourses**

Development affecting a nearby river or watercourse will be expected to conserve and enhance the biodiversity, landscape and recreational value of the river or watercourse and its corridor through good design, and to have regard to historic interest. Improvements to the water environment and water ecology should be made, including restoration and enhancement of marginal, bankside and floodplain habitat where appropriate as well as in stream, aquatic habitats. The siting of lighting will need to be carefully considered in order to ensure that there are no adverse impacts on biodiversity. Where on site improvements are impossible, financial or land contributions towards the restoration of rivers or watercourses and improvements to their health and resilience will be required.

Applicants should demonstrate that they have taken account of the Thames River Basin Management Plan, the Colne Catchment Management Plan and any other relevant river management and restoration plans.

Opportunities for deculverting should be taken wherever possible and new culverts will not be permitted.

Development close to The Colne, The Gade or The Waterfields Way Ditch (defined by DEFRA as main rivers) should be set back by at least 8m from the top of the bank. Development should be set back at least 5m from the top of the bank of any other watercourse or pond to ensure acceptable flood flow routes are maintained, to allow access and to provide a corridor for wildlife and biodiversity. In terms of setting, large buildings should not be closer to the river than their height.

The removal of redundant structures within water channels is encouraged where they are not of historic interest. Replacement structures are discouraged and if required must ensure they allow adequate fish passage.

Wherever appropriate, public access to the river or watercourse should be maintained or provided. This access should be designed to allow access for all users in a way which respects ecological value.

**This policy supports/delivers:**

National Policy:	Water Framework Directive
Watford Sustainable Community Strategy Objectives:	A town that protects its environment and heritage.
Core Strategy Strategic Objectives:	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:	SD2: Waste and Wastewater  GI1: Green Infrastructure  GI3: Biodiversity
Other Local Policies :	Thames River Basin Management Plan

## Sports Facilities

- 10.26 Core Strategy policy GI4 Sport and Recreation states that the council will consolidate and improve its sports facilities across the borough. It goes on to say that the Sports Facilities Strategy and supporting evidence base will inform decisions for development proposals affecting sports facilities.
- 10.27 The Sports Facilities Strategy identifies that many of the sports clubs in the borough are small and potentially unviable in the long term, and there is a high level of dependence on council facilities. In light of these findings the strategy proposes the development of four 'strategic pitch sites' across the borough:
- Woodside Playing Fields in the north of the borough;
  - Watford Grammar School / Sun Postal Football Club/ Fullarians Rugby Club site in the west of the borough;
  - Westfield Community Technical College; and
  - King George V Playing Fields in the south of the borough.
- 10.28 The most appropriate method for the delivery of sports facilities in the Borough is through the revised Sports Facilities Strategy which prioritises council investment across the borough. Policy GI8 has been prepared to reflect this and set out the policy approach for any new development

proposed. Any proposals will also need to adhere to other Local Plan policies, particularly those relating to Green Belt

- 10.29 The Sports Facilities Strategy is produced by the Parks department of the council. It will be an adopted document and publicly available.

**Policy GI8**

**Sports Facilities**

A positive approach will be taken where the development is proposed at existing sports facilities which will result in a net gain in terms of the quality of the provision offered. Where sites lie within the green belt such proposals must meet the requirements of green belt policy at a national and local level. Development which results in a net loss of existing open space used for informal sport and recreation, sports and recreational buildings and land, including playing fields will be resisted unless:

- a) the open space, buildings or land is surplus to requirements; or
- b) any loss resulting from development will be replaced by the equivalent or better provision in terms of both quality and quantity in a suitable location; or
- c) the development proposed is for alternative sports and recreation provision or green infrastructure, the need for which clearly outweighs the loss of an existing facility.

The replacement of existing facilities and provision of new facilities should take account of the Council's Sports Facilities Strategy.

**This policy supports:**

National Policy:	NPPF paras 73, 74 and 114.
Watford Sustainable Community Strategy Objectives:	A Well-Planned Town with Homes to Suit All Needs.  A Healthy Town.
Core Strategy Objective:	SO2: Sustainable Neighbourhoods  SO5: Enhance Watford's Environment, Green Infrastructure and Heritage Assets
Core Strategy Policies:	GI1: Green Infrastructure



Other Local Policies:	Watford Borough Council Green Spaces Strategy

## Open Space and Children/ Young Person's Play Space in Residential Development

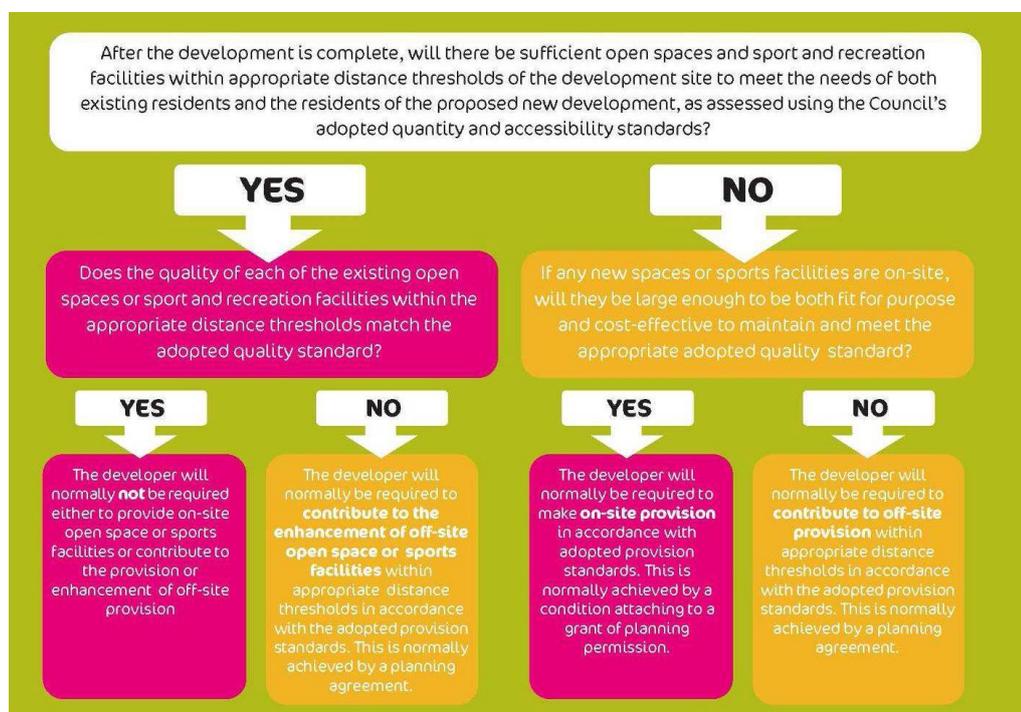
### Why is this policy needed?

- 10.30 This policy is needed to ensure appropriate provision is made for open space and children’s play space in relation to new residential development.
- 10.31 The Council’s Green Spaces Strategy provides detailed information about a range of types of open space and children’s play facilities and recommended levels of provision.
- 10.32 The Green Spaces Strategy shows that overall Watford is well provided for in terms of open space, but that there are issues around accessibility. The Strategy aims to secure and maintain a strategic green space network across the town, a principle underpinned by Policy GI1 of the Local Plan Core Strategy.

### What is it intended to do?

- 10.33 The policy is intended to support delivery of the Council’s Green Spaces Strategy.
- 10.34 Existing levels of open space and children’s play space in the area will be a factor in determining whether additional provision is required. Consideration will then be given to whether any additional provision can effectively be provided as part of the development. Where this is possible such provision should be carefully designed and integrated into the development. However, the policy recognises that on-site provision will not be the best solution in all instances – where the site is too small to provide useable space for example, or where the type and scale of development requires a different approach. In such cases developer contributions such as CIL, or s106 obligations may be more appropriate and will be used to improve off site provision. A Developer Contributions Supplementary Planning Document will be prepared to provide additional information.

10.35 This approach is summarised in the diagram below, taken from The Green Spaces Strategy (in which it is labelled Figure 6.5 Development Control Model).



**Green Spaces Strategy 2013:**

10.36 The table below summarises the existing provision and the quantity standards set out in the 2013 Green Spaces Study, by type. All dwellings should be within the relevant walking distance of the various types of open space. All dwellings with more than one bedroom should be within the relevant walking distance of at least one fixed equipment play area and at least one neighbourhood youth area such as a MUGA or youth shelter.

Type	Existing Provision ( sqm per person)	Proposed Quantity Standard (sqm per person)	Straight Line Walking Distance (m)
Parks, Gardens and Recreation Grounds	22	20	600
Amenity Green Space	3.2	N/A	450
Natural and Semi-Natural Green Space	1.9	N/A	600
Equipped Play	0.5	0.6	500

Areas			
Youth Activity Areas	Not known	0.3	600
Allotments and Community Gardens	3.1	3	1000
Outdoor Sports Facilities	24	20	1000

**Policy GI9****Provision of Open Space and Play Space in Residential Development:**

Applications involving the loss of open space or play space will be refused unless there is a surplus of suitable provision in the local area or replacement provision is made.

The need for additional or improved open space and play areas resulting from new residential development will be assessed against the standards set out in the Council's Green Spaces Strategy, having regard to existing levels of provision, the quality and proximity of such provision, and the need to address areas of deficiency.

If, when a development is occupied, there would be insufficient existing provision within the recommended distances to meet the needs of the additional residents, provision should be made to address the shortfall.

Where on site provision, in whole or in part, is not appropriate due to the size, density or type of development, developer contributions will be required to improve the quality or accessibility of off site provision as appropriate.

The Council will also seek contributions towards the enhancement of either existing natural green spaces and/or to increase the biodiversity of other existing green space typologies such as parks and gardens, sports pitch sites and other local amenity green space.

The design of new play areas should take account of good practice provided in the Fields in Trust document "Planning and Design for Outdoor Sport and Play" or any subsequent replacement.

**This policy supports/delivers:**

National Policy:	NPPF paras 73, 74 and 114.
Watford Sustainable Community Strategy Objectives:	A Well-Planned Town with Homes to Suit All Needs. A Healthy Town. A Town that Protects its Environment and Heritage.
Core Strategy Objective:	SO2: Sustainable Neighbourhoods SO5: Enhance Watford's Environment, Green Infrastructure and Heritage Assets
Core Strategy Policies:	GI1: Green Infrastructure GI3: Biodiversity
Other Local Policies	Watford Borough Council Green Spaces Strategy

## Biodiversity

- 10.37 National Policy places importance on minimising the impacts of development on biodiversity and seeks a net gain where possible (NPPF paras 109, 117 and 118). The Core Strategy policy GI3 sets out the key areas within Watford which have the highest biodiversity value and seeks to protect and enhance these areas. The Council also places significant importance on the Hertfordshire Green Infrastructure Plan and Biodiversity Plan and the data in the Hertfordshire Environment Records Centre as a primary evidence source.
- 10.38 To reflect these policies and guidance, this policy further emphasises the role of ecosystem services as well as the need to secure opportunities to improve habitat connectivity and integrate biodiversity with new development. The council will adopt a hierarchal approach to assessing proposals, whereby compensatory measures will only be considered as a last resort.
- 10.39 This policy sets out the methods which the Council will use to assess the ecological value of a particular site before and after development. The policy

requires the use of a nationally accepted method which follows BS42020 “Biodiversity – Code of Practice for Planning and Development”. To comply with code requirements an objective method for assessment should be used. This can be the DEFRA, Natural England, The Environment Bank and Warwickshire County Council - the Biodiversity Impact Assessment Calculator or other similar tool e.g. (CIEEM)

**Policy GI10**

**Managing Biodiversity in new Developments**

New proposals should demonstrate how the protection and enhancement of biodiversity has been considered. Measures that identify how biodiversity will be incorporated into the design of the site and buildings, how it will be managed in the long-term and how it will contribute to emerging green infrastructure or ecological networks, should be included in the project proposals.

New development will be permitted provided that it meets the requirements of Policy GI3 of the Core Strategy and avoids negative impacts on the natural environment including impacts on protected species, designated local wildlife sites, Sites of Special Scientific Interest (SSSI) and green infrastructure/ecological networks outside but near the borough boundary. The mitigation hierarchy will be followed and effective mitigation should be used to reduce the likelihood of harm arising. Compensation will only be considered as a last resort. The use of established best practice will be expected to evaluate the threats and opportunities provided by all development proposals. Any tools used to present the assessment should follow BS42020 “Biodiversity – Code of Practice for Planning and Development” or its replacement.

Mitigation/enhancement/compensation measures proposed can be delivered on or off site but must be accompanied by a legal agreement demonstrating how the areas will be managed in perpetuity in accordance with their stated function.

- 10.40 Through the use of the calculator referred to in the policy it will be clear whether there is a net loss or gain to biodiversity value after a development proposal has been implemented; scores which show a positive value at the end of process will show a net gain to the habitat and those which show a negative value will show a net loss to the habitat.

**This policy supports/delivers:**

National Policy:	NPPF paras 109, 113, 114 , 117 and 118
Watford Sustainable Community Strategy Objectives:	A Town That Protects its Environment and Heritage.
Core Strategy Objective:	SO5: Enhance Watford’s environment, green infrastructure and heritage assets
Core Strategy Policies:	GI 1: Green Infrastructure GI 3: Biodiversity
Other Policies/ Strategies:	Hertfordshire Strategic Green Infrastructure Plan 2011  A 50 Year Vision for the wildlife and natural habitats of Hertfordshire – A Local Biodiversity Action Plan (Revised 2006)

## The Green Belt

### Why is this policy needed?

- 10.41 National guidance attaches great importance to Green Belts and sets out their purposes in Para 80 of the NPPF. The predominantly urban nature of Watford means that the protection of surrounding Green Belt land is of particular importance. Most of Watford’s green infrastructure assets are located within the Green Belt.
- 10.42 The Green Belt around Watford has proved successful at providing opportunities for access to open space as well as retaining an attractive landscape to preserve the character of Watford and prevent its merger with adjoining towns.
- 10.43 However, there are some parts of the Green Belt which make little or no contribution to the purposes of including land within the Green Belt; which following changes to the green belt in adjacent Three Rivers have become separated from the rest of the Green Belt; or which are already developed or have been identified as required for development. The changes below reflect this reality in order to maintain a logical and defensible boundary to the green belt.

**What is it intended to do?**

- 10.44 As agreed in Core Strategy Policy GI2 minor revisions are made both to correct existing anomalies and to create defensible Green Belt boundaries in the Local Plan and accompanying Policies Map. These changes are at:
- G6 Caxton Way
  - G7 Clock Tower
  - G8 High Road (previously developed land)
  - G9 High Road (open space)
  - G10 Ashfields
  - G11 Land at Tolpits Lane
  - G12 Existing Gypsy and Traveller Site, Tolpits Lane
- 10.45 Maps detailing the boundary changes and explaining the exceptional circumstances are set out in Appendix J.
- 10.46 Only two changes are linked to proposed development. One of these is the change at Ashfields (G10), which reflects changes to the Green Belt boundary in Three Rivers, in order to maintain a logical boundary. Part of this site is also covered by the Leavesden Studios Operations Policy EMP6 in the Economic Development and Employment Chapter, whilst other parts of the site are covered by major roads. The second is connected to the allocation of land at Tolpits Lane for a Gypsy and Traveller site.
- 10.47 Site G9 and part of G10 will continue to be identified as open space once removed from the Green Belt.
- 10.48 The existing gypsy and traveller site in Tolpits Lane is safeguarded for continuing use as a gypsy and traveller site by Policy GT1 in the housing chapter of the plan.

**Policy GI11**

**Green Belt**

The extent and boundaries of the Green Belt are shown on the policies map.

**This policy supports/delivers:**

National Policy:	NPPF paras 83-85 Planning Policy for Traveller Sites
Watford Sustainable Community Strategy Objectives:	A well-planned town with homes to suit all needs. A town that protects its environment and



	heritage.
Core Strategy Objective:	SO2: Sustainable Neighbourhoods SO5: Enhance Watford's environment, green infrastructure and heritage assets
Core Strategy Policies:	GI1: Green Infrastructure GI2: Green Belt HS4 Gypsies and Travellers

# Taller Buildings



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## 11. Taller Buildings

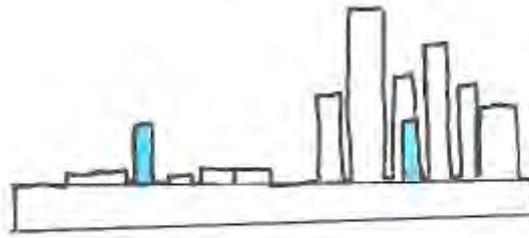
### Why are these policies needed?

- 11.1 These policies have been developed in response to an increased number of pre-application enquiries relating to taller buildings. The policies are supported by a Supplementary Planning Document Skyline – Watford’s Approach to Taller Buildings which was adopted on 7<sup>th</sup> March 2016.
- 11.2 A strategic approach to the location and design of tall buildings is necessary to create successful places and improve regeneration and economic success in Watford.

### What are they intended to do?

- 11.3 These policies direct taller buildings to the most appropriate parts of the Borough, and set out key design considerations to ensure that buildings are of high quality in order to protect and enhance the character of Watford.
- 11.4 The locations broadly reflect the locations identified for higher density development in the adopted Core Strategy, although the Health Campus is not included – this development already has planning permission.
- 11.5 In order to assess the suitability of proposals for new or replacement taller buildings, the applicant will be required to demonstrate compliance with policies TB1 and TB2 in a Taller Buildings Statement, detailed further in Skyline – Watford’s approach to taller buildings Supplementary Planning Document.
- 11.6 ‘Taller buildings’ are those that exhibit an element of height in one or more of the following categories.
- 11.7 *Height in relation to context* – It is not just about the height of a building, but about the context in which the building sits. Therefore, in the Watford context a 6 storey building may not be considered a tall building in the denser, central areas, whereas in a residential area a lower building may still be seen as tall.





Based on diagram from: <http://www.ctbuh.org/>

- 11.8 *Height in relation to proportion* – the relationship a taller building has to its context is not just a factor of building height, the proportion or massing is significant as well. A taller building which is slender will read differently in an urban background to one which has a bigger footprint.



Based on diagram from: <http://www.ctbuh.org/>

- 11.9 In most cases, the appropriate building envelope for a particular location should be guided by undertaking a review of building height in relation to both proportion and context. Analysis in the form of illustrations should be used to show how the building envelope will sit in a particular location.
- 11.10 Any buildings over 91.4m that lie within the 'statutory height safeguarding consultation zone' for RAF Northolt must consult directly with the Defence Infrastructure Organisation.

#### **Policy TB1 – Location of taller buildings**

The majority of Watford is characterised by low level residential and other forms of development where taller buildings would generally be considered inappropriate. All development needs to be designed in order to respect, reinforce and enhance the local character of the area in which it is located and to contribute to Watford's sense of place and identity as referred to in Policy UD1 of the Core Strategy.

However, certain locations in the borough may be appropriate for taller buildings. These are Watford Junction SPA2, Ascot Road (within SPA 6 Western Gateway) and Clarendon Road (within SPA1) which benefit from good public transport accessibility and could support more intensive



development.

**Watford Junction SPA 2:** Heights of up to 50 metres may be considered (about 15 storeys) with potential for 1-3 landmark pinnacle buildings of up to 70 metres (about 21 storeys). The Watford Junction masterplan should be referred to for further detail on how the pinnacles should be incorporated into the wider townscape.

**Ascot Road:** heights of up to 50 metres residential (about 15 storeys) may be considered.

**Clarendon Road:** heights up to 35 metres (about 10 storeys) in broad locations as identified in the Clarendon Road Strategy may be considered, with potential for one landmark pinnacle building of up to 50m (15 storeys) opposite the station.

(It is important to note that the number of floors is a poor indicator for defining a taller building because the current variation per floor is between 2.4m and 4.6m (due to different uses e.g. residential vs office). Calculations above have used a conversion rate of 3.3 m to 1 floor. All heights are indicative figures.

Not all sites and proposals for taller buildings within potentially appropriate locations will be suitable for tall building development.

Further details regarding appropriate heights, pinnacles and scale for these 3 areas are provided within the 'Skyline – Watford's approach to taller buildings' SPD.

## **Policy TB2**

### **Design of Taller Buildings**

In assessing the design and impact of taller building proposals, regard will need to be given to the criteria set out in the Watford Core Strategy Policy UD1 and the criteria within the Skyline – Watford's approach to taller buildings Supplementary Planning Document.

All applicants must demonstrate how they will deliver a very high quality building within an outstanding public realm. This will be assessed against the following criteria:



**1. Skyline, views and townscape**

Illustrate the impact of the proposal on the townscape, delivering variety on the skyline, whilst ensuring visual intrusion and impact is kept to a minimum. Clusters must be sensitively designed in the right locations. Taller buildings must not cause harm to any heritage assets.

**2. Streetscape and near views**

The setting of a taller building should enhance the surrounding urban area and townscape. Heritage assets must not be affected by any proposal.

**3. Building Setting**

New taller buildings should contribute to the quality of the surrounding area and complement the pattern of the area., taking into consideration the building heights, depths, lines, street frontages, massing, characteristic alignments, setback of surrounding buildings and be of an appropriate scale compatible with their surroundings.

**. Public realm, open space and amenity**

Taller buildings should ensure quality designed open space based on a clear public realm strategy which establishes a robust character of communal and private amenity space.

**5. Building Scale, form and massing**

The design must be one of exceptional architectural quality with a scale, massing and form that is sensitive to the surrounding built environment, including the protection of important views and landmarks.

**6. Detailed building design and microclimate**

The design of taller building should demonstrate that adequate consideration has been given to the microclimate of the development site and the surrounding area. Any proposal should describe how sustainability has been integrated with a good quality design. This includes suitable waste management provision and the use of a high quality choice of materials.

**7. Public Access**

Demonstrate consideration of public safety requirements as part of the overall design, including the provision of evacuation routes. Encourage equal access to and from the building.

**8. Transport, parking, infrastructure**

The design should detail a transport strategy for the proposed development to include how cycle, car parking and pedestrian permeability have been integrated into the overall design. This should be based on a Transport Assessment and should avoid negative impacts on the public realm. The scheme will also need to demonstrate that the required infrastructure and utility capacity has been fully appraised.



9) **Comply with aviation and navigation operational requirements** and not interfere, to an unacceptable degree, with telecommunication, television and radio transmission networks.

**These policies support/deliver:**

National Policy:	National Planning Policy Framework (NPPF) paras 47-55 – ‘Delivering a wide choice of High Quality Homes’.
Watford Sustainable Community Strategy Objective:	A Well Planned Town, with Homes to Suit all Needs. A Town That Protects its Environment and Heritage.
Core Strategy Strategic Objectives:	SO1: A Family-Friendly Town Centre SO2: Sustainable Neighbourhoods SO3: Enhance Watford’s Regional and Economic Transportation Role
Core Strategy Policies:	UD1 : Delivering High Quality Design HS1: Housing Supply and Residential Site Selection HS2: Housing Mix
Local Policies:	Housing Strategy Skyline – Watford’s Approach to Taller Buildings



# **LOCAL PLAN - Part 2**

## **Site Allocations and Development Management Policies 2006-31**

Appendices



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## Appendix F: Noise, Odour and Vibration

### (a) Noise Sensitive Development

In order to protect the future occupants of such development the internal noise levels for living rooms and bedrooms shall not normally exceed the 'internal ambient noise levels for dwellings' as set out in BS 8233:2014 "Guidance on Sound insulation and noise reduction for buildings". That is not exceeding 35 dB  $L_{Aeq, 07.00 - 23.00}$  for living rooms, not exceeding 40 dB  $L_{Aeq, 07.00 - 23.00}$  for dining rooms and not exceeding 30 dB  $L_{Aeq, 23.00 - 07.00}$  for bedrooms. Additionally for bedrooms, individual noise events, measured with the fast time weighting, should not normally exceed 45 dB  $L_{AFmax}$ . These values should be met when the system for rapid ventilation and cooling is in operation (e.g. with windows open).

Additionally noise levels in gardens, balconies and external amenity spaces shall not normally exceed 50 dB  $L_{Aeq, 07.00 - 23.00}$  and that the upper limit is 55 dB  $L_{Aeq, 07.00 - 23.00}$ .

All measurements shall be undertaken complying with the requirements of BS 8233:2014.

Where a proposed development will be built within 10m of a low frequency noise source (normally electricity substations), the applicant shall satisfy the local authority that the potential impact has been taken into account and the impact is objectively assessed. The methodology that is to be used to objectively assess the impact shall be agreed by the local authority.

### (b) Noise Generating Development

In order to protect existing residents from the impact of a new noise generating development all applications involving the introduction of noisy commercial or industrial plant or similar will be subject to an assessment in accordance with BS 4142: 2014 "Methods for rating and assessing industrial and commercial sound".

### (c) Odour

In order to protect existing residents from the impact of a new odour generating development, commercial kitchen extract systems should be designed in accordance with the principles of "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems" produced by the Department for Environment, Food and Rural Affairs.

### (d) Vibration

Any site affected by vibration will require an assessment of the impacts of vibration levels. Vibration Dose Values (VDV) should be calculated and assessed from the measured acceleration levels in accordance with BS 6472-1: 2008 "Guide to



evaluation of human exposure to vibration in buildings Part 1: Vibration sources other than blasting”.

For residential and other noise sensitive developments the VDV should not exceed the levels detailed in BS 6472-1: 2008 which indicate a low probability of adverse comment.



## Appendix G - Car Parking Guidance

### Dimensions:

All parking spaces must have minimum dimensions of 2.4m wide by 4.8m long with a minimum area 6m deep in front of the space to allow for manoeuvring in and out of the space. All external and integral garages must have minimum internal dimensions of 3m wide by 5.5m long (per vehicle) with a minimum area 7m deep in front of the garage to allow for manoeuvring in and out of the garage. Any spaces or garages that do not meet these minimum dimensions will not be considered as parking accommodation for the purposes of Policy T6.

### Disabled car parking provision:

A minimum of 5% of unallocated spaces in residential developments should provide disabled car parking space. A minimum of 5% of all spaces within employment, retail and leisure use should provide disabled car parking. Additional disabled parking spaces of an appropriate size may be required depending on particular uses i.e. doctor surgeries and other health facilities.

### Electric Car Charging Points

For the purposes of this guidance, an Electric Vehicle is considered as any road vehicle with a battery that is intended to be charged from mains electricity. In terms of electric charging point provision, 1 in 10 spaces should have active provision, and 1 in 10 spaces should have passive provision. Active provision requires fully wired and connected 'ready to use' charge points at parking spaces. Passive provision requires the necessary underlying infrastructure (e.g. capacity in the connection to the local electricity distribution network and electricity distribution board, as well as cabling to parking spaces) to enable simple installation and activation of a charge point at a future date. In effect 2 out of 10 spaces should have charging point capability (1 active and 1 passive) Electric Charging Points Provision is set as a proportion of total car parking provision. The capability of the charging points should be based on typical application standards.

### All car parking provision:

Parking provision for all development should be in line with the following guidance.

Use Class	Description	Accessibility zone 1*, car parking provision	Accessibility zone 2*, car parking provision
A1 (shops) Food	< 500m <sup>2</sup>	0.5 spaces per 30m <sup>2</sup>	1 space per 30m <sup>2</sup>
	500 – 2500m <sup>2</sup> (supermarket)	0.5 spaces per 18m <sup>2</sup>	1 space per 18m <sup>2</sup>
	> 2500m <sup>2</sup> (superstore)	0.5 spaces per 15m <sup>2</sup>	1 space per 15m <sup>2</sup>



A1 (shops) Non-Food	< 2500m <sup>2</sup>	0.5 spaces per 40m <sup>2</sup>	1 space per 40m <sup>2</sup>
	> 2500m <sup>2</sup> (retail warehouse)	0.5 spaces per 35m <sup>2</sup>	1 space per 35m <sup>2</sup>
	> 2500m <sup>2</sup> (retail warehouse) with garden centre	0.5 spaces per 25m <sup>2</sup>	1 space per 25m <sup>2</sup>
	Retail park (3 or more retail warehouses)	0.5 spaces per 40m <sup>2</sup>	1 space per 40m <sup>2</sup>
A2 (financial and professional services)	Professional offices	0.5 spaces per 30m <sup>2</sup>	1 space per 30m <sup>2</sup>
A3 (restaurants and cafes)	Restaurants and cafes	0.5 spaces per 5m <sup>2</sup> dining area plus 3 spaces per 8 employees	1 space per 5m <sup>2</sup> dining area plus 3 spaces per 4 employees
A4 (drinking establishments)	Public Houses and bars	0.5 spaces per 3m <sup>2</sup> bar area plus 3 spaces per 8 employees	1 space per 3m <sup>2</sup> bar area plus 3 spaces per 4 employees
A5 (hot food takeaways)	Hot food takeaways	0.5 spaces per 3m <sup>2</sup> public area plus 3 spaces per 8 employees	1 space per 3m <sup>2</sup> public area plus 3 spaces per 4 employees
B1 (business)	B1(a) offices and (b) research and development	0.5 spaces per 50m <sup>2</sup>	1 space per 50m <sup>2</sup>
	B1 (c) light industry	0.5 spaces per 35m <sup>2</sup>	1 space per 35m <sup>2</sup>
B2 (general industry)	General industry	0.5 spaces per 50m <sup>2</sup>	1 space per 50m <sup>2</sup>
B8 (storage or distribution)	Storage and distribution	0.5 spaces per 75m <sup>2</sup>	1 space per 75m <sup>2</sup>
Business Parks	Mixed B class uses (where B8 is not main use)	0.5 spaces per 40m <sup>2</sup> (where communal parking provided)	1 space per 40m <sup>2</sup> (where communal parking provided)
C1 (hotels)	Hotels and guest houses	0.5 spaces per bedroom	1 space per bedroom
C2 (residential institutions)	Nursing/care homes	1 space per 8 bedrooms (for staff and visitor)	1 space per 4 bedrooms (for staff and visitor)



		use)	use)
C3 (dwelling houses)	General market and affordable 1 & 2 bedrooms	0.75 spaces per unit	1.25 spaces per unit
	General market and affordable 3+ bedrooms	1 space per unit	2.25 spaces per unit
	Sheltered accommodation for the elderly (minimum age limit of 65 years for occupation)	0.25 space per unit	0.5 space per unit
Sui Generis	Dwellings in multiple occupation	0.25 spaces per bedsit room	0.5 space per bedsit room
D1 (non-residential institutions)	Public halls/community centres	0.5 spaces per 9m <sup>2</sup> plus 1.5 spaces per 4 staff members	1 space per 9m <sup>2</sup> plus 3 spaces per 4 staff members
	Places of worship	0.5 spaces per 10m <sup>2</sup>	1 space per 10m <sup>2</sup>
	Surgeries/clinics	1.5 spaces per consulting room	3 spaces per consulting room
D2 (assembly and leisure)	Leisure complex	1.5 spaces per 15m <sup>2</sup>	1 space per 15m <sup>2</sup>
	Cinemas	0.5 spaces per 3 seats	1 space per 3 seats
	Health/fitness clubs	0.5 spaces per 15m <sup>2</sup>	1 space per 15m <sup>2</sup>
Motor Trade	Showrooms	0.5 spaces per 10 cars plus 1.5 spaces per 4 employees	1 space per 10 cars plus 3 spaces per 4 employees
	Workshops	1.5 spaces per bay plus 1.5 spaces per 4 employees	3 spaces per bay plus 3 spaces per 4 employees
	Tyre and exhaust	1 space per bay plus 1.5 spaces per 4 employees	2 spaces per bay plus 3 spaces per 4 employees

\*Any uses not specifically listed above will be assessed on merit on a case by case basis.

\*\*Accessibility Zones for the borough are shown below these are defined having regard to accessibility to railway stations and bus routes with a minimum number of services, that provide an alternative means of travel to the private car.

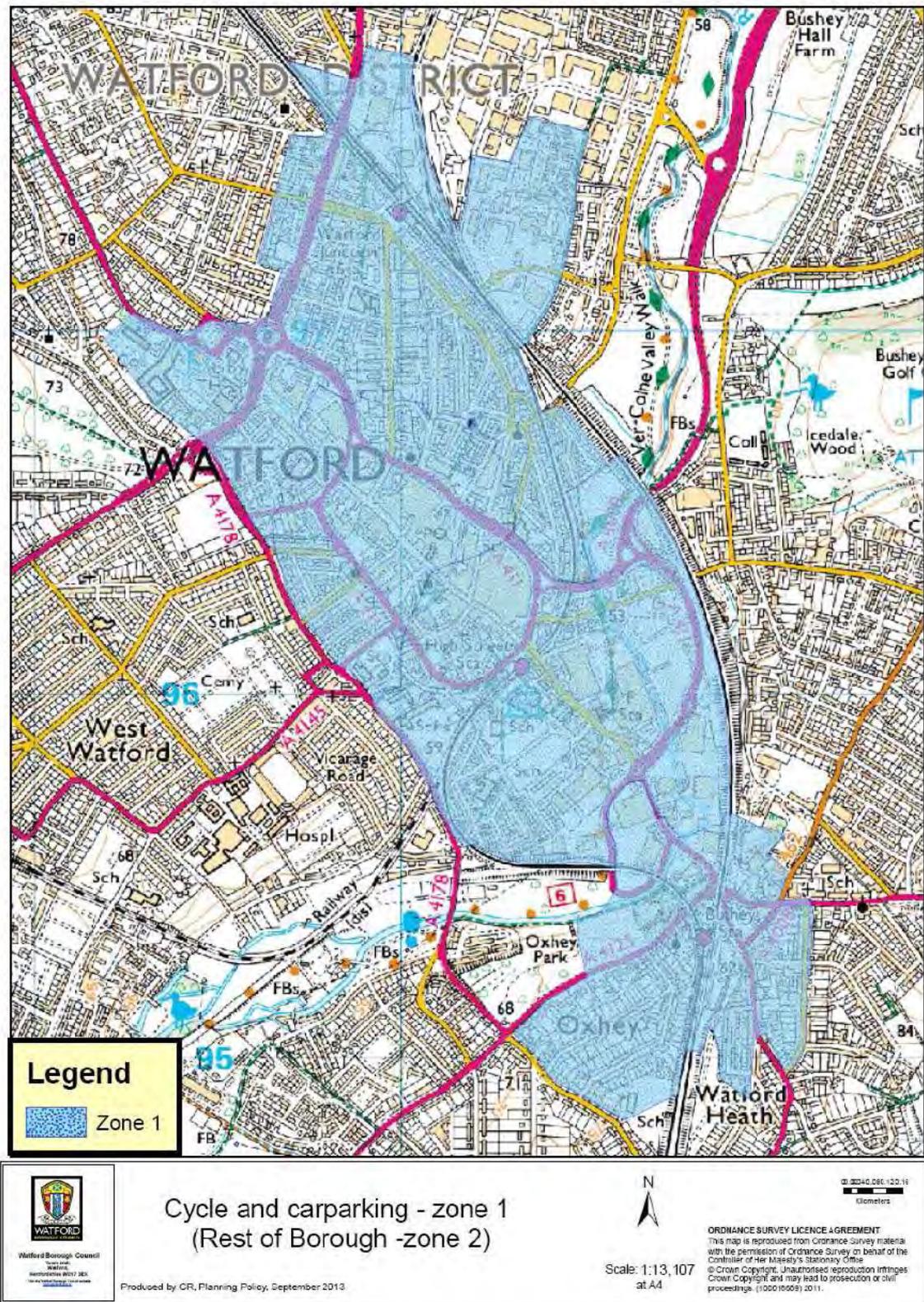


\*\*\* Flexibility on the recommended standards to allow 'car lite' development in the proximity of large scale public transport infrastructure where secure cycle storage is provided will be considered

\*\*\*\* Where new houses are proposed with dedicated parking adjacent to the houses, charging points will be expected for these houses. This can be included in the total provision.



Accessibility Zones



## Appendix H - Cycle Parking Standards

s/t = short term

l/t = long term

gfa = gross floor area

f/t= full time

Use Class	Description	Cycle parking standards
A1 (shops) Food	< 500m <sup>2</sup>	1 s/t space per 150m <sup>2</sup> gfa plus 1 l/t space per 10 staff on site at any one time
	500 – 2500m <sup>2</sup> (supermarket)	
	> 2500m <sup>2</sup> (superstore)	1 s/t space per 250m <sup>2</sup> gfa plus 1 l/t space per 10 maximum staff on site at any one time
A1	Shops: non-food	1 s/t space per 350m <sup>2</sup> gfa plus 1 l/t space per 10 maximum staff on site at any one time
A2	Professional offices	1 s/t space per 200m <sup>2</sup> gfa plus 1 l/t space per 10 f/t staff.
A3	Restaurants and cafes	1 s/t space per 100m <sup>2</sup> gfa plus 1 l/t space per 10 maximum staff on site at any one time
A4	Public Houses and bars	<u>2 s/t spaces</u>
A5	Hot food takeaways	<u>2 s/t spaces</u>
B1	Business	1 s/t space per 500m <sup>2</sup> gfa plus 1 l/t space per 10 f/t staff
B2	General industry	<u>1 l/t space per 10 f/t staff</u>
B8	Storage and distribution	1 l/t space per 10 f/t staff
Business Parks	Mixed B class uses (where B8 is not main use)	1 s/t space per 500m <sup>2</sup> gfa plus 1 l/t space per 10 f/t staff
C1	Hotels and guest houses	1 l/t space per 10 beds plus 1 l/t space per 10 maximum staff on site at any one time
C2	Nursing/care homes	1 s/t space per 20 beds plus 1 l/t space per 10 staff on duty at any one time
	Hospitals	
	Education – halls of residence	1 l/t space per 10 f/t staff plus 1 l/t space per 3 students
C3 (dwelling houses)	General market and affordable 1 & 2 bedrooms 3 + bedrooms	1 l/t space per unit if no garage or shed provided
	Sheltered accommodation for	1 l/t space per 3 units



## Appendix G – Cycle Parking Standards

	the elderly (minimum age limit of 65 years for occupation)	
Sui Generis	Dwellings in multiple occupation	1 l/t space per unit if no garage or shed provided
D1 (non-residential institutions)	Public halls/community centres	1 s/t space per 200m <sup>2</sup> gfa plus 1 l/t space per 10 staff on duty at any one time
	Places of worship	
	Surgeries/clinics	1 s/t space per consulting room plus 1 l/t space per 10 staff on duty at any one time
D2 (assembly and leisure)	Leisure complex	On merit depending on mix of uses
	Cinemas	Cinemas up to 500 seats: 1 s/t space per 20 seats plus 1 l/t space per 10 staff on duty at any one time
	Health/fitness clubs	1 s/t space per 25m <sup>2</sup> gfa plus 1 l/t space per 10 f/t staff
Motor Trade		1 l/t space per 10 f/t staff; 5 s/t spaces if shop included

\* For residential dwellings without a shed/garage including large flat and apartment complexes applicants will need to demonstrate that cycle storage is secure. This will include individual secure storage/ large item storage as well as suitable means of secure access.



## Appendix I – Site Schedules

The following site allocations schedules provide further information on each site. It identifies key constraints and development considerations, which should be used to inform how the site should be progressed. Applications for each site will need to fully account for these considerations when preparing any application or development brief. The considerations were developed at allocation stage and are not exhaustive but serve as a guide. Further assessment at application stage is required. Please note that the maps and illustrations in this appendix are for illustrative purposes only. Please refer to the Policies Map which accompanies the Local Plan Part 2: Site Allocations and Development Management Policies.



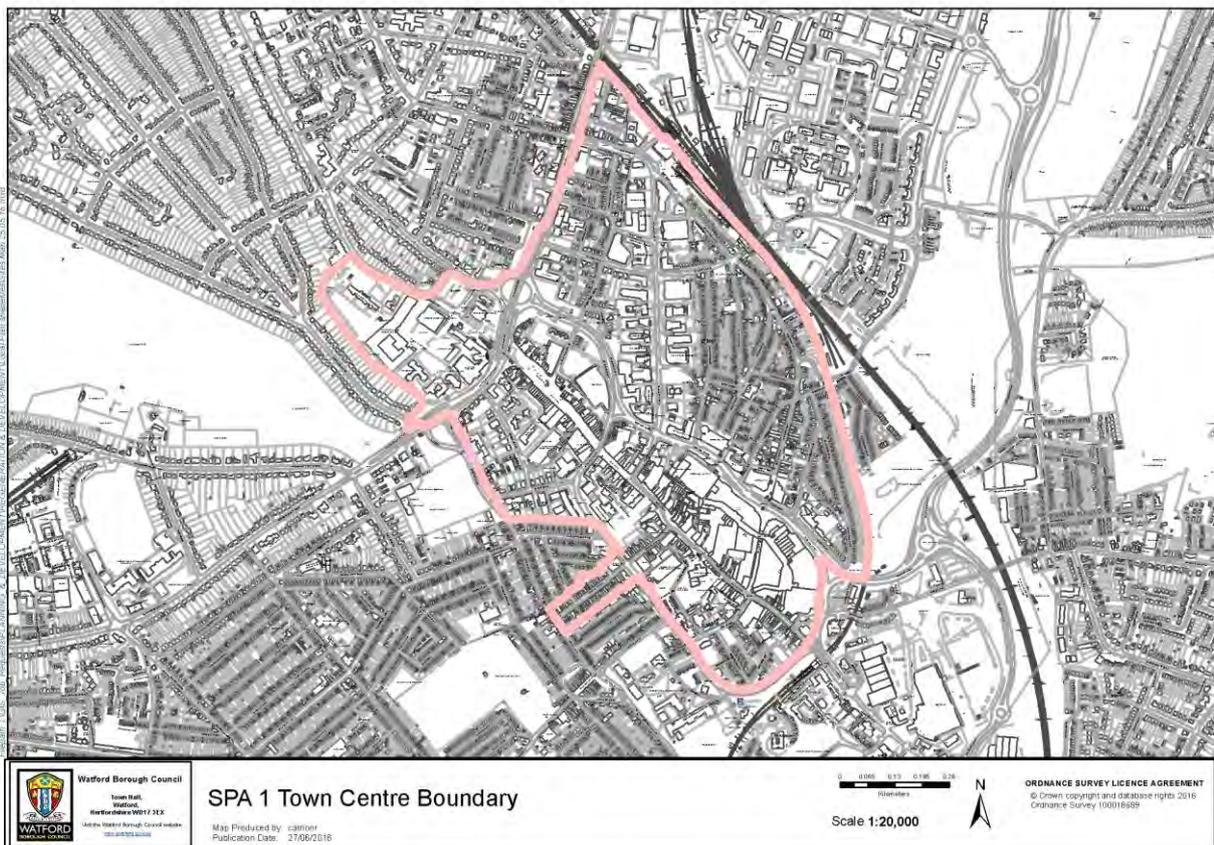
Site: **SPA1**

Location: **Town Centre**

Site Area: **90 ha**

Capacity: **Mixed town centre uses**

Ward: **Central**



### Development Considerations

- Development should be consistent with the SPA objectives of the core strategy.
- Clarendon Road as focus for office use development
- Consolidation of town centre retail including the redevelopment of Charter Place in accordance with the retail hierarchy in the core strategy
- Support a balanced approach to a mix of uses for entertainment, office and leisure uses
- Heritage assets (conservation areas, listed buildings and locally listed buildings) in the town centre need to be carefully considered as part of any proposals.
- Public realm improvements and greater pedestrian and cyclist access to the town



centre and beyond in line with the Streetscape Design Guide 2013.

- All proposals will need to be in line with town centre and character area policies
- Depending on proposals, an archaeological investigation may be required prior to application



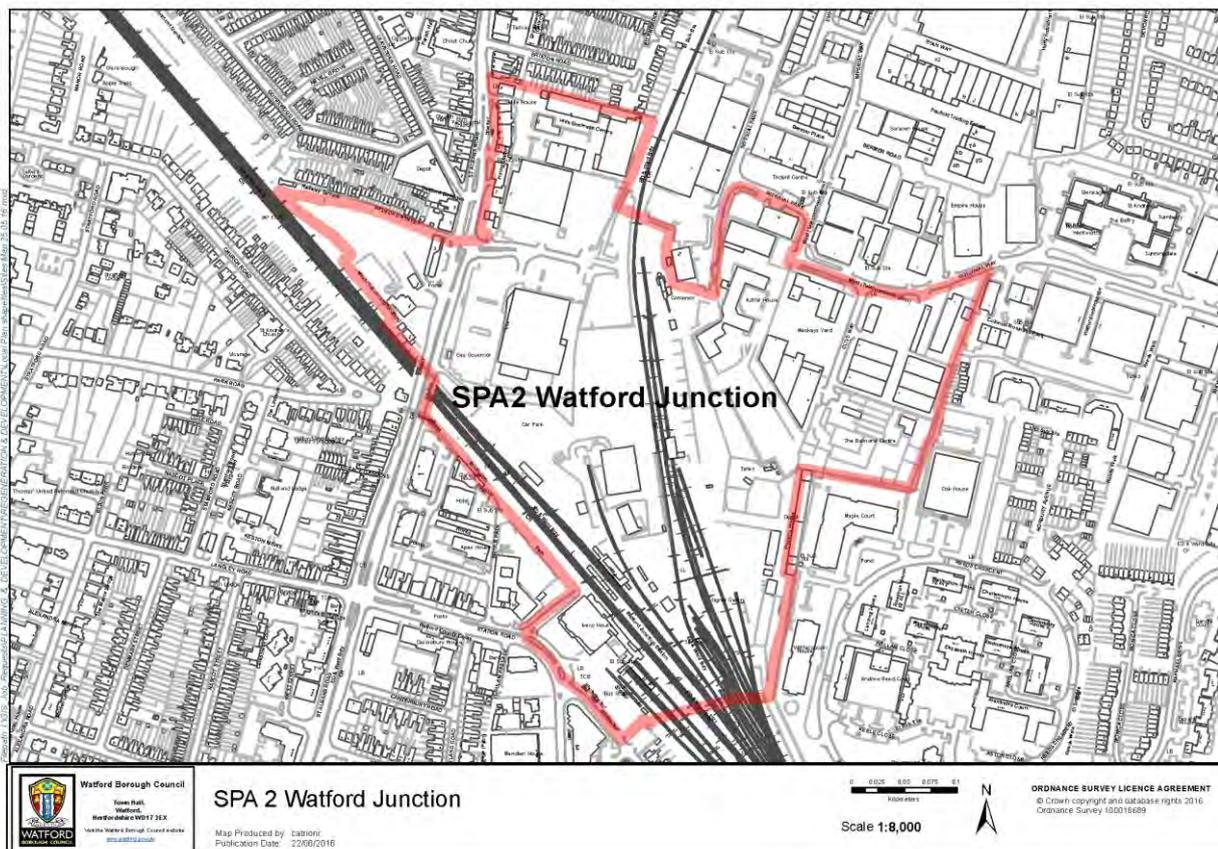
Site: **SPA2**

Location: **Watford Junction**

Site Area: **19 Ha**

Capacity: **Mixed use scheme (1500 units)**

Ward: **Central/Tudor**



**Development Considerations**

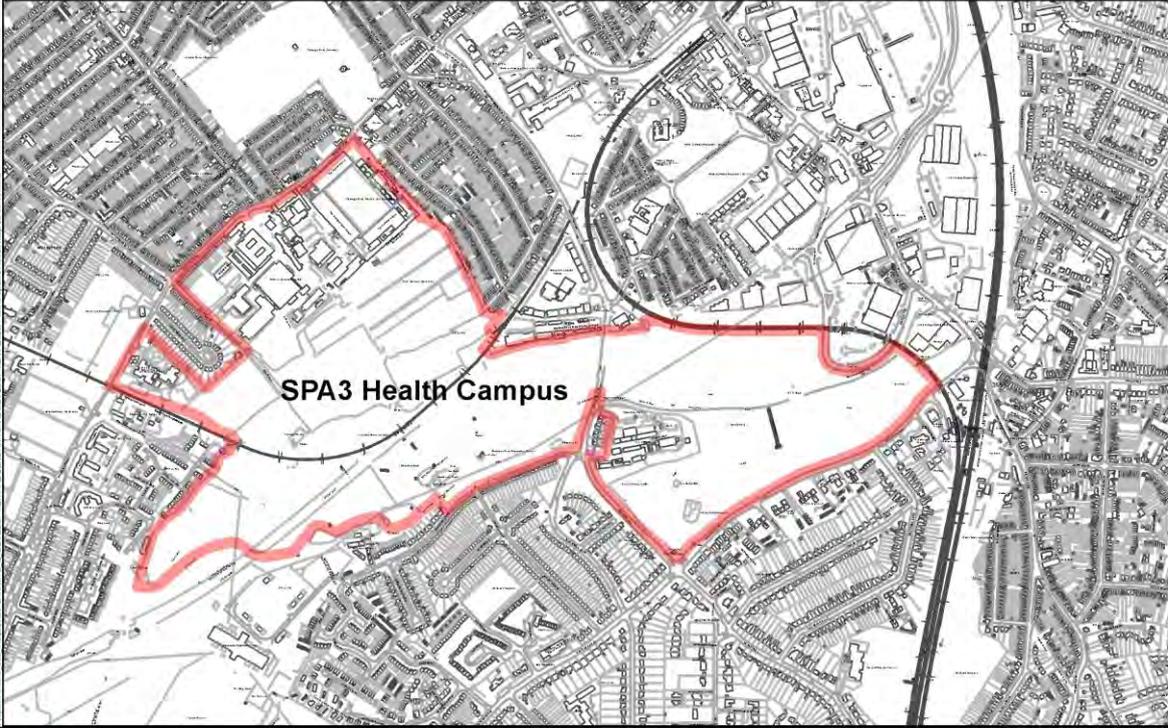
- Development proposals will need to be in line with the emerging Watford Junction Masterplan and the SPA objectives in the core strategy.
- The waste aggregates depot within the SPA is safeguarded as identified in Hertfordshire County Council’s Minerals Plan. This will need to be retained, or a new comparable facility provided within the local area
- Greater pedestrian connectivity between the SPA area and the town centre is required as well as connections within the site in the form of distinct pedestrian and cycle linkages



- Design and development along the boundaries will need to be sympathetic to the following heritage assets: Nascot Conservation Area, Benskins House, Reeds Crescent, Old Station (listed and locally listed buildings)
- Depending on proposals, an archaeological investigation may be required prior to application
- An investigation into waste water capacity at this location will be required as part of any application



<p>Site: <b>SPA3</b></p> <p>Location: <b>Health Campus</b></p> <p>Site Area: <b>58 Ha</b></p> <p>Capacity: <b>Mixed use Scheme</b></p> <p>Ward: <b>Vicarage</b></p>	
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**SPA3 Health Campus**

 <p><b>Watford Borough Council</b> Town Hall Watford West Yorkshire WF17 3EX Watford Borough Council website www.watford.gov.uk</p>	<p><b>SPA 3 Health Campus</b></p> <p>Map Produced by: <b>ESRI</b> Publication Date: <b>27/06/2015</b></p>	<p>Scale <b>1:15,436</b></p> 	<p><b>ORDNANCE SURVEY LICENCE AGREEMENT</b> © Crown copyright and database rights 2016 Ordnance Survey 100019629</p>
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**Development Considerations**

- Development will focus on the new health campus proposals and the provision of high quality housing in this SPA to be consistent with the SPA objectives in the core strategy.
- The improvement of the acute health facilities of Watford Hospital is a key development objective
- Employment and residential uses to the south of the site should be carefully sited in order to prevent flood risk.
- A balanced approach to education, leisure, and retail uses is encouraged that will meet the future needs whilst not having an adverse impact on existing retail



uses in neighbourhood centres, particularly Vicarage Road

- A primary school is required in this location
- Robust cycle and pedestrian links are required for this development
- Waste Transfer Station at Wiggshall Road is safeguarded unless alternative or enhanced provision is made for a facility
- The reuse of Shrodells wing of Watford General Hospital [Grade II Listed) and the protection of its setting is required as part of the proposals
- Consideration will need to be given to the Square Conservation Area and an archaeological investigation may be required for sites within the SPA
- An investigation into waste water capacity at this location will be required as part of any application within this site.
- The Lairage Land Local Nature Reserve will be protected from development



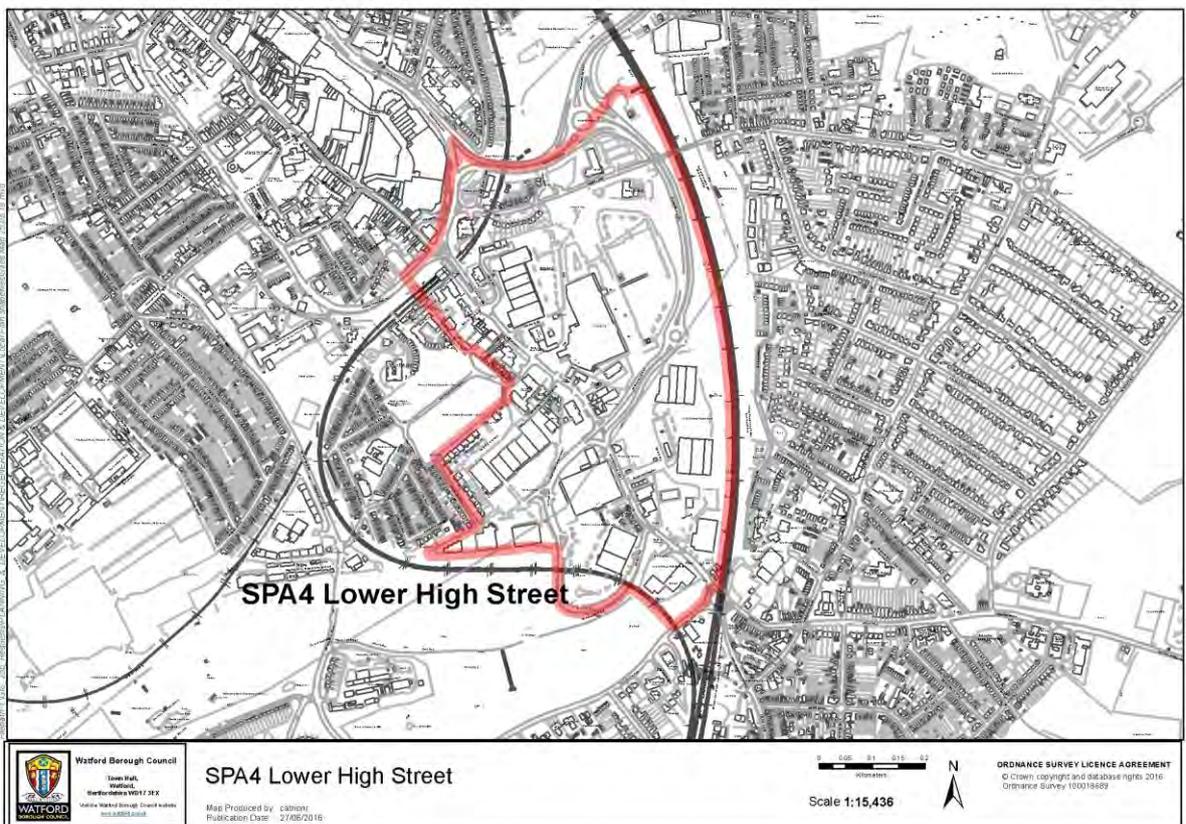
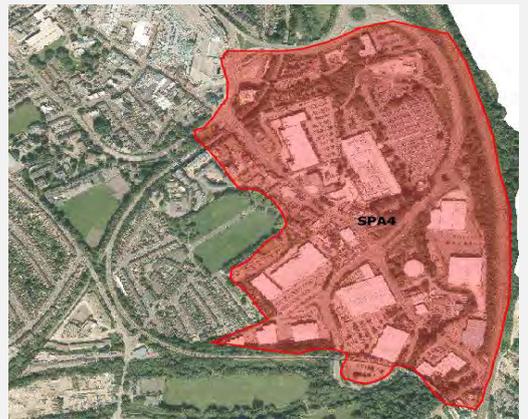
Site: **SPA4**

Location: **Lower High Street**

Site Area: **42 Ha**

Capacity: **Mixed use scheme**

Ward: **Central**



### Development Considerations

- A variety of uses is expected in this location including residential and employment uses which will take advantage of proximity to train stations
- Proposals will need to be consistent with the SPA objectives identified in the core strategy
- Maximise opportunities to have heritage and green infrastructure led improvements to the urban form and public realm
- A priority is to establish a robust urban form and improve the character; a



density profile similar to that of the Rainbow Court development may be suitable in parts closer to the ring road

- Being an edge of centre location, robust pedestrian and cycle linkages are expected to form part of new developments, including links to the Colne River pathways, train stations and the town centre
- Development in the vicinity of heritage assets (namely Frogmore House and Bushey Arches (Nationally Listed Buildings) needs to protect the setting of these assets. In the case of Frogmore House the restoration of the Grade II\* Listed Building is required
- Flood risk assessments will be required for specific development areas i.e. the gas holder site and the surrounding area, as detailed in the SFRA Level 2 Study
- An archaeological investigation may be required prior to application
- There is a high voltage line to the north of the Gas holder site (MXD3) which needs to be considered



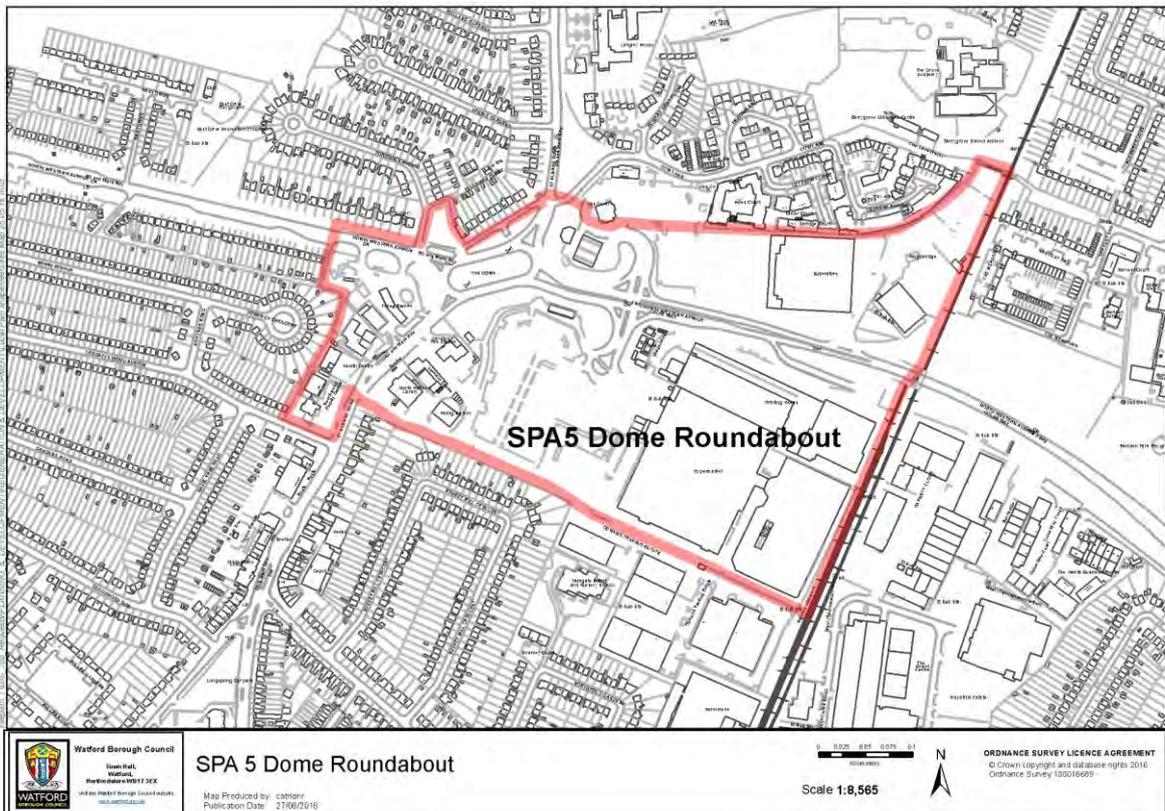
Site: **SPA5**

Location: **Dome Roundabout**

Site Area: **19 Ha**

Capacity: **Mixed use scheme**

Ward: **Tudor/ Meriden/ Leggatts**



### Development Considerations

- Proposals will need to be consistent with the SPA objectives in the Core Strategy
- Public realm and environmental improvements including measures that will improve air quality (as identified in the Air Quality Action Plan), and landscaping are expected in this location
- Proposals for additional retail floor space will be based on the retail hierarchy and should not lead to displacement of retail uses from the town centre, district or neighbourhood centres.
- Denser development may be suitable in close proximity to the road network in order to provide stronger urban form to this area



- Waste Transfer Station at Colne Way is safeguarded so this needs to remain unless alternative or enhanced provision is made for a replacement facility
- Robust pedestrian and cycle linkages are expected to form part of new developments, including linkages with North Watford Train Station
- An archaeological investigation may be required prior to application



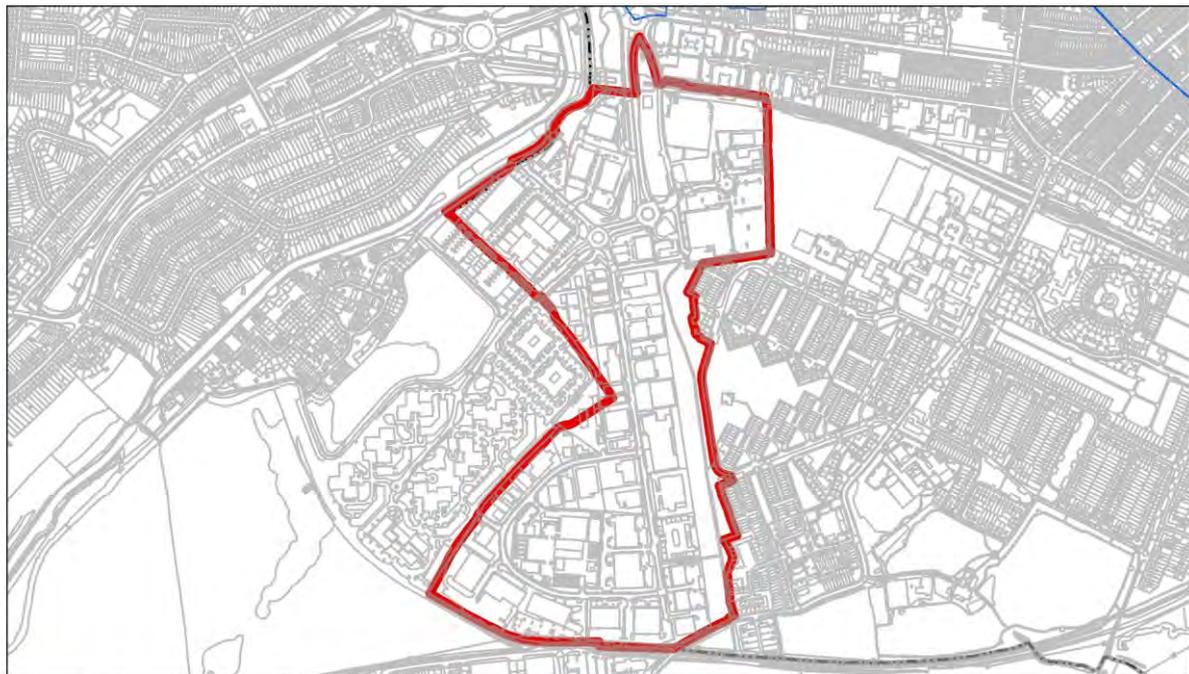
Site: **SPA6**

Location: **Western Gateway**

Site Area: **42 Ha**

Capacity: **Mixed use scheme with existing employment land**

Ward: **Holywell**



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 <p><b>WATFORD</b> BOROUGH COUNCIL</p>	<p><b>Watford Borough Council</b></p> <p>Town Hall, Watford, Hertfordshire WD17 3EX</p> <p>Visit the Watford Borough Council website <a href="http://www.watford.gov.uk">www.watford.gov.uk</a></p>	<p><b>SPA 6 Western Gateway</b></p>	 <p>Scale <b>1:12,383</b></p>		<p><b>ORDNANCE SURVEY LICENCE AGREEMENT</b></p> <p>© Crown copyright and database rights 2016 Ordnance Survey 100018689</p> <p><b>AERIAL PHOTOGRAPHY</b></p> <p>2010 - Copyright GeoPerspectives</p>
<p>Map Produced by: CR Publication Date: 3/08/16</p>					



### **Development Considerations**

- Proposals should be consistent with the SPA objectives in the core strategy
- Opportunity in Ascot Road to provide an integrated mixed use development in line with the general character of the area and taller building policy.
- Significant regeneration scheme capable of accommodating taller buildings in the vicinity of Ascot Road (near the new Metropolitan line station) which must be in line with the forthcoming masterplan.
- Retention of B class uses in the employment area to the west of designation, encouraging intensification of existing use and further economic development
- Balance of retail uses (small scale units) and community facilities to be provided with residential on the upper floors to provide a neighbourhood centre. Based on the retail hierarchy in the Watford Core Strategy 2013.
- Robust pedestrian and cycle linkages are expected to form part of new development in this location, including the retention of the established cycle route through Croxley View
- Proposals should identify how the locally listed clock tower can be enhanced as part of any development. If the public benefit is greater than the loss or harm to the building then this will be taken into consideration with the heritage asset.
- Consideration will need to be given the Waste 'Area of Search' allocation as identified in the Hertfordshire Waste Development Framework
- An archaeological investigation may be required prior to application



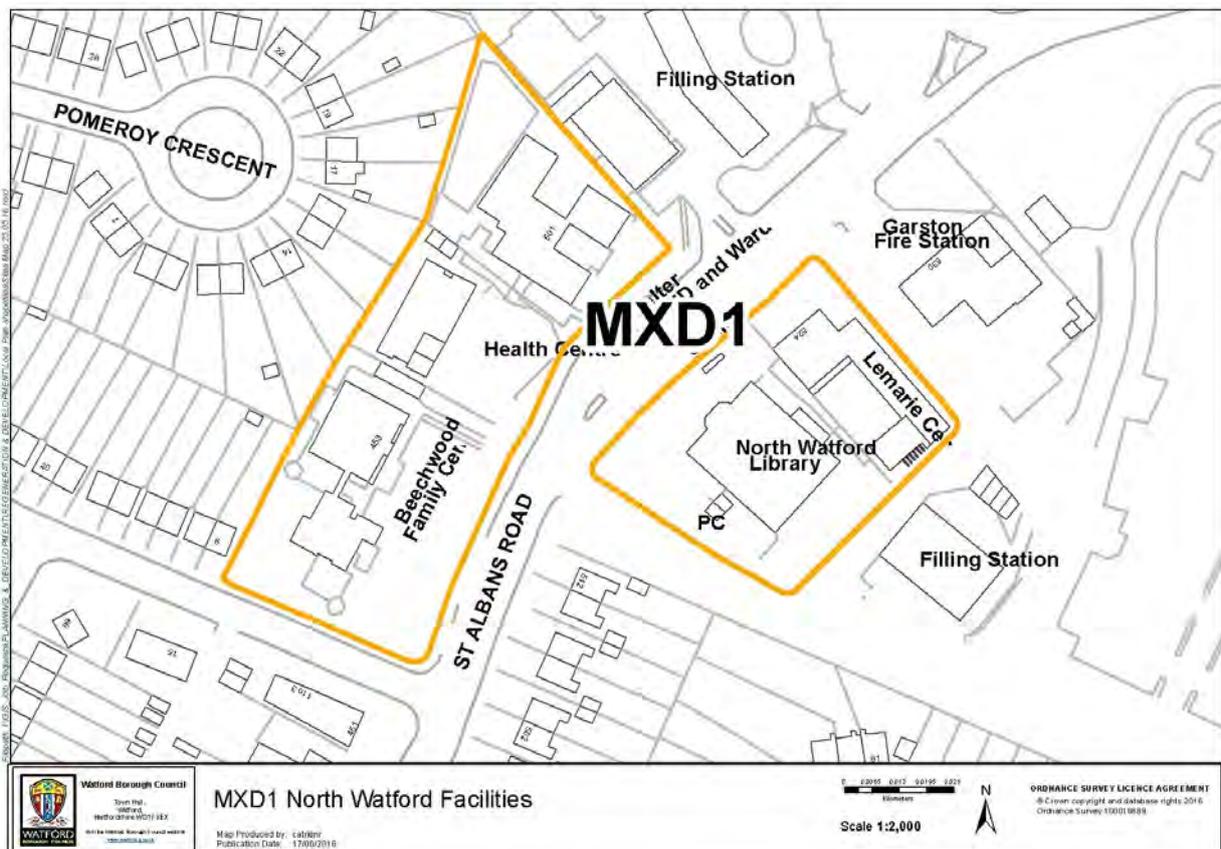
Site: **MXD1**

Location: **North Watford Library, Lemarie Centre for Charities, and health facilities (within SPA5)**

Site Area: **1.3 Hectares**

Capacity: **Mixed Use [30 units]**

Ward: **Tudor and Leggatts**



**Development Considerations:**

- Mixed use scheme to re-provide existing health facilities on site including the Lemarie Centre for Charities, surgeries and community uses
- Proposals should be consistent with the wider objectives for SPA5
- Initial preliminary site investigation required to identify any contaminated land
- Retain the library building [locally listed] which has potential to accommodate some of the existing uses as part of the overall design
- Initial drainage assessment required to manage surface water risk and provide



suitable mitigation measures

- An assessment of air quality impacts may be required depending on the quantum of development/ traffic generating uses and overall effect on the nearby St. Albans Road AQMA
- Ensure that suitable cycle infrastructure is provided including access and storage with connections to the wider cycle network



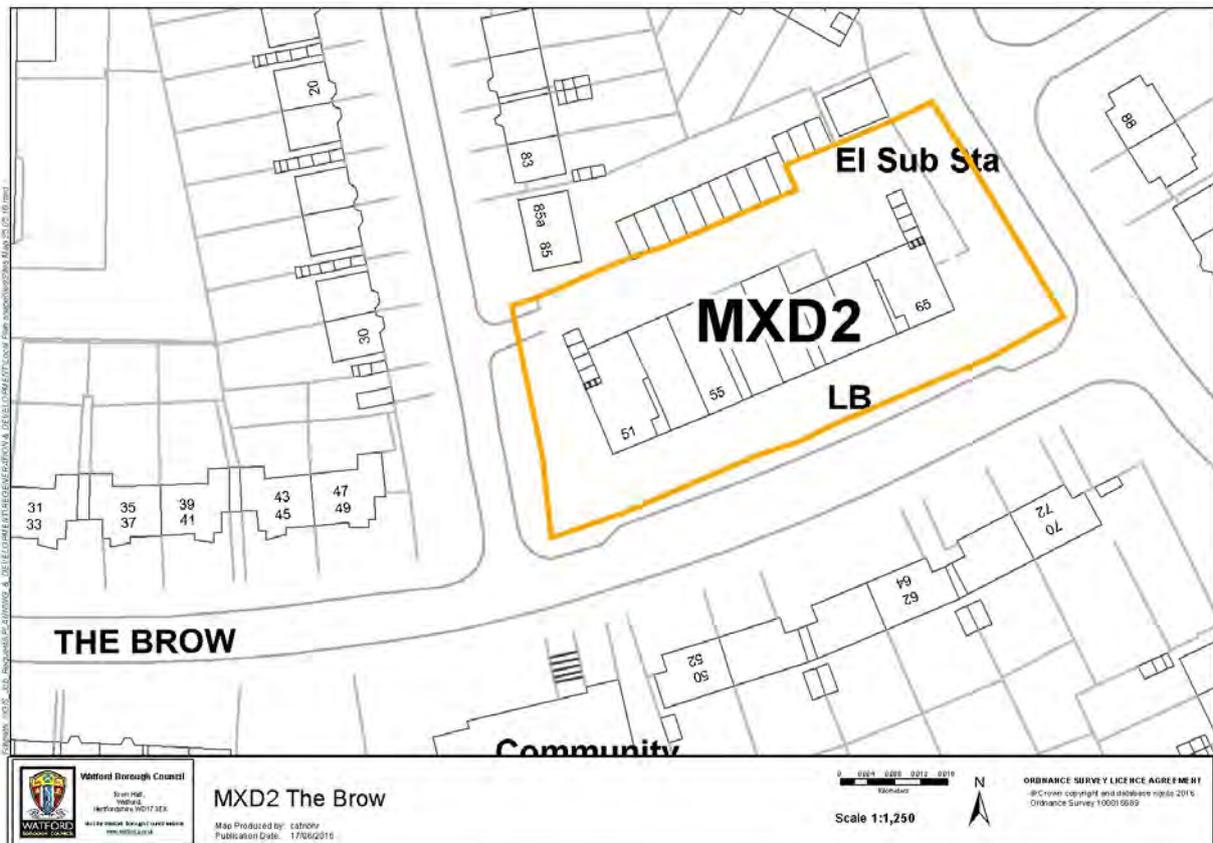
Site: **MXD2**

Location: **The Brow**

Site Area: **0.2 Hectares**

Capacity: **Mixed Use [24 housing units]**

Ward: **Woodside**



**Development Considerations:**

- Design to provide an integrated mixed use development in line with the general character of the area
- Suitable residential accommodation combined with retail should form part of the development brief for the site.
- Need to ensure that the retail [designated local centre in the retail hierarchy] is re-provided at the same level of provision – retail provision should be based on existing function and not lead to displacement from other centres
- Ensure that suitable cycle infrastructure is provided including access and storage with connects to the wider network



- High quality hard and soft landscaping should be included as part of this scheme to include clear pedestrian connections to the surrounding area
- Preliminary Risk Assessment required to identify any contaminated land on site



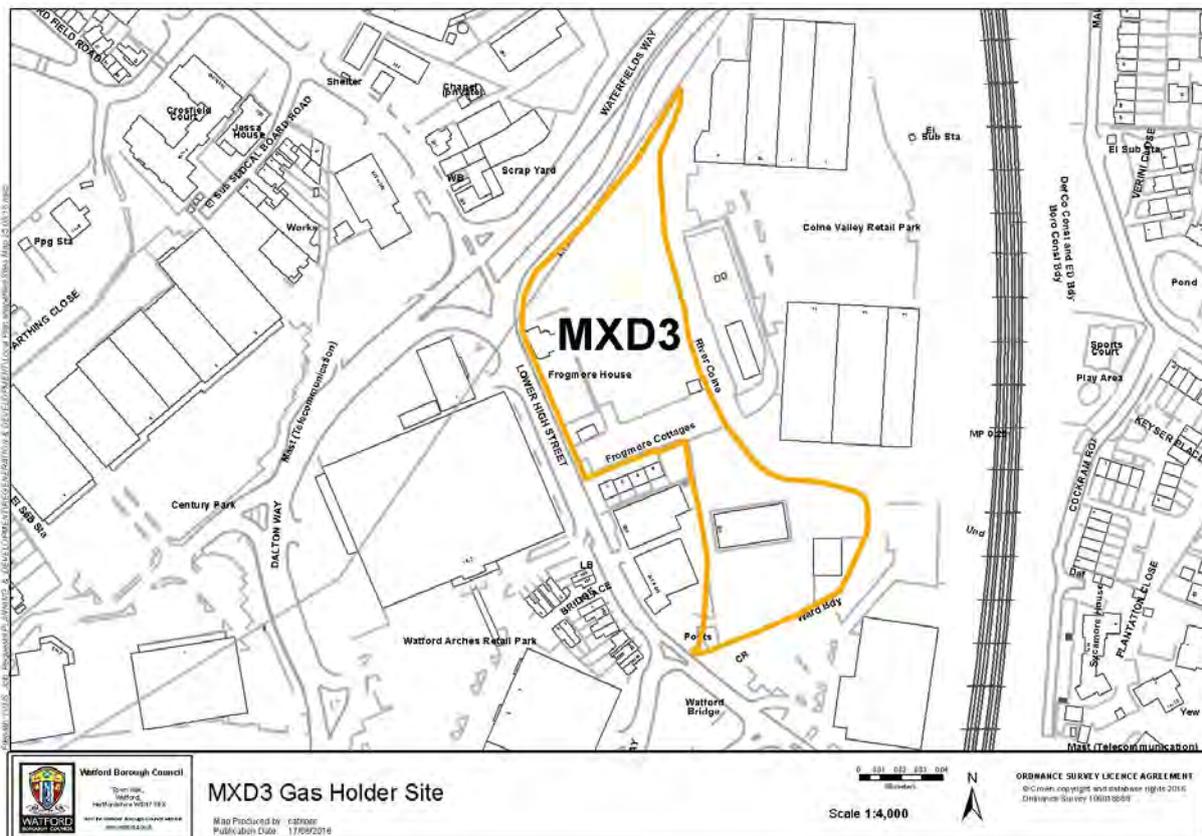
Site: **MXD3**

Location: **Gas Holder Site**

Site Area: **1.5 Hectares**

Capacity: **Mixed use Scheme**

Ward: **Central**



**Development Considerations:**

- There is a high voltage line to the north of the site which needs to be considered
- Initial preliminary site investigation required to identify any contaminated land
- Design needs to include measures to secure the future of Frogmore House [Nationally Listed] and protect the setting of locally listed Frogmore Cottages
- Pre application archaeological investigation required
- An application will need to be accompanied by a comprehensive heritage statement
- Impact on air quality assessment on the nearby air quality management areas may



be required depending on the level of development/ traffic generating uses.

- Drainage and Flood Risk Assessment required for this site. This should be informed by the Strategic Flood Risk Assessment level 2 Study
- Ensure that suitable cycle infrastructure is provided including access and storage
- Noise Assessment may be required for this site
- A Phase 1 Habitat Survey required to identify any ecological potential.



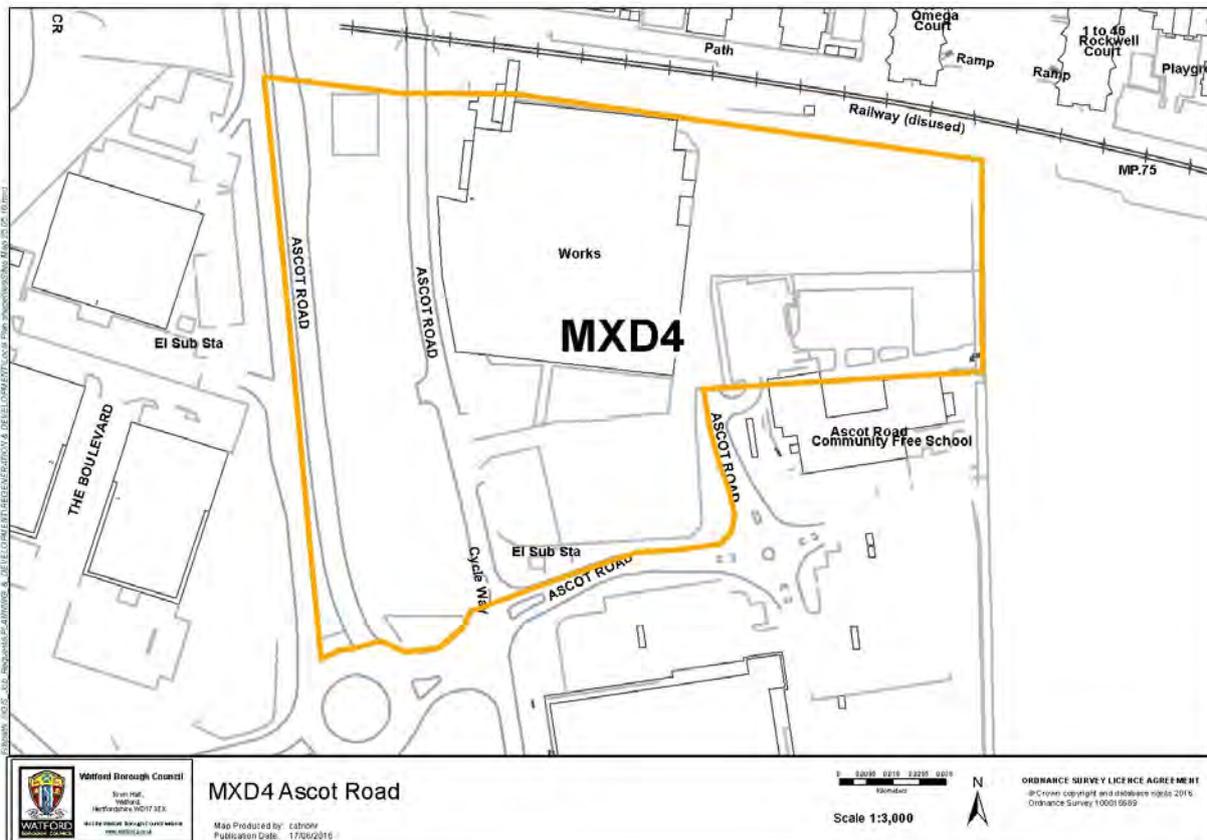
Site: **MXD4**

Location: **Ascot Road**

Site Area: **3.6 Ha**

Capacity: **400 units**

Ward: **Holywell**



**Development Considerations:**

- Design to provide an integrated mixed use development in line with the general character of the area and taller building policy.
- Proposals should be consistent with the objectives of SPA6
- Proposed scheme will be commercial comprising, leisure, employment and retail mix providing a local centre with residential above.
- Along with site H10 there will be a requirement for a primary school.
- Ensure that suitable cycle infrastructure is provided including access and storage with connects to the wider network.



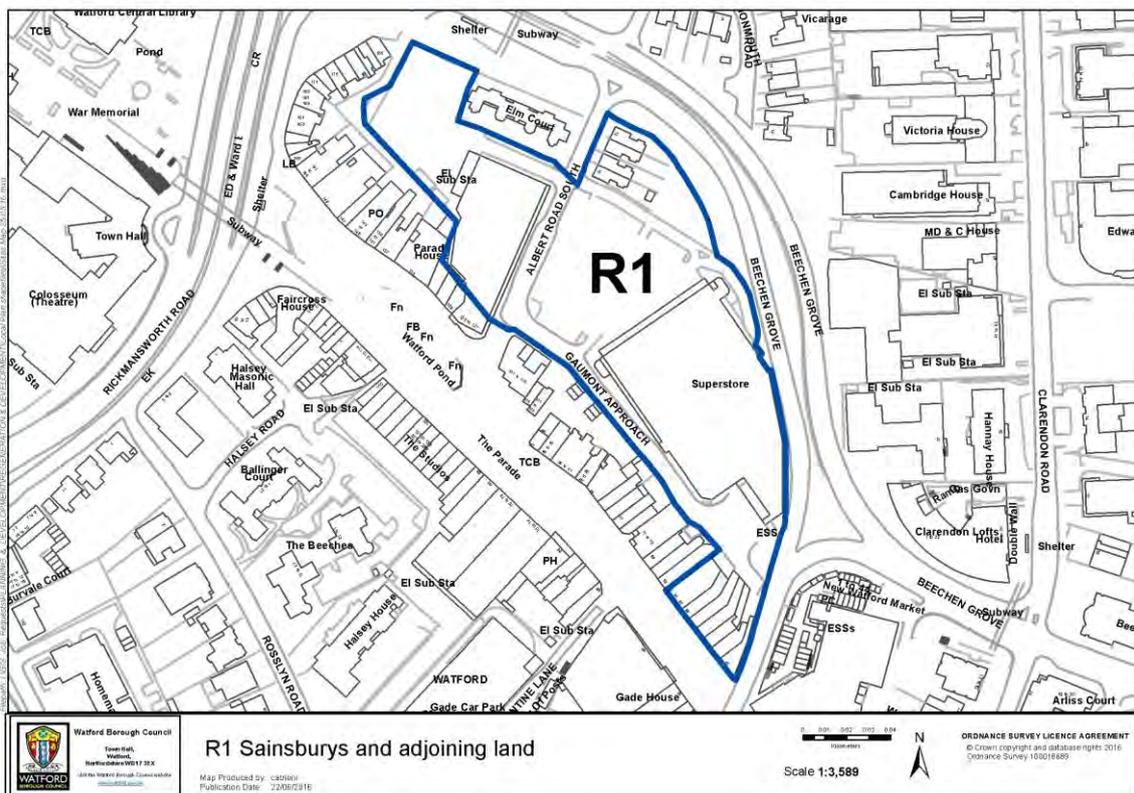
Site: **R1**

Location: **Sainsbury's and adjoining land**

Site Area: **2.1 Ha**

Capacity: **Retail led mixed use**

Ward: **Central**



### Development Considerations

- Provision of retail floorspace with other mixed uses that are suitable for the town centre in line with town centre policies
- A development brief may benefit this site
- Solution for phasing/relocation of Sainsbury's during redevelopment is required
- The Civic Core Conservation Area and the setting of Monmouth House which is a listed building needs to be considered as part of a future design
- A drainage assessment may be required to deal with suitable mitigation measures for surface water and drainage
- Robust pedestrian links with the town centre are expected to form part of

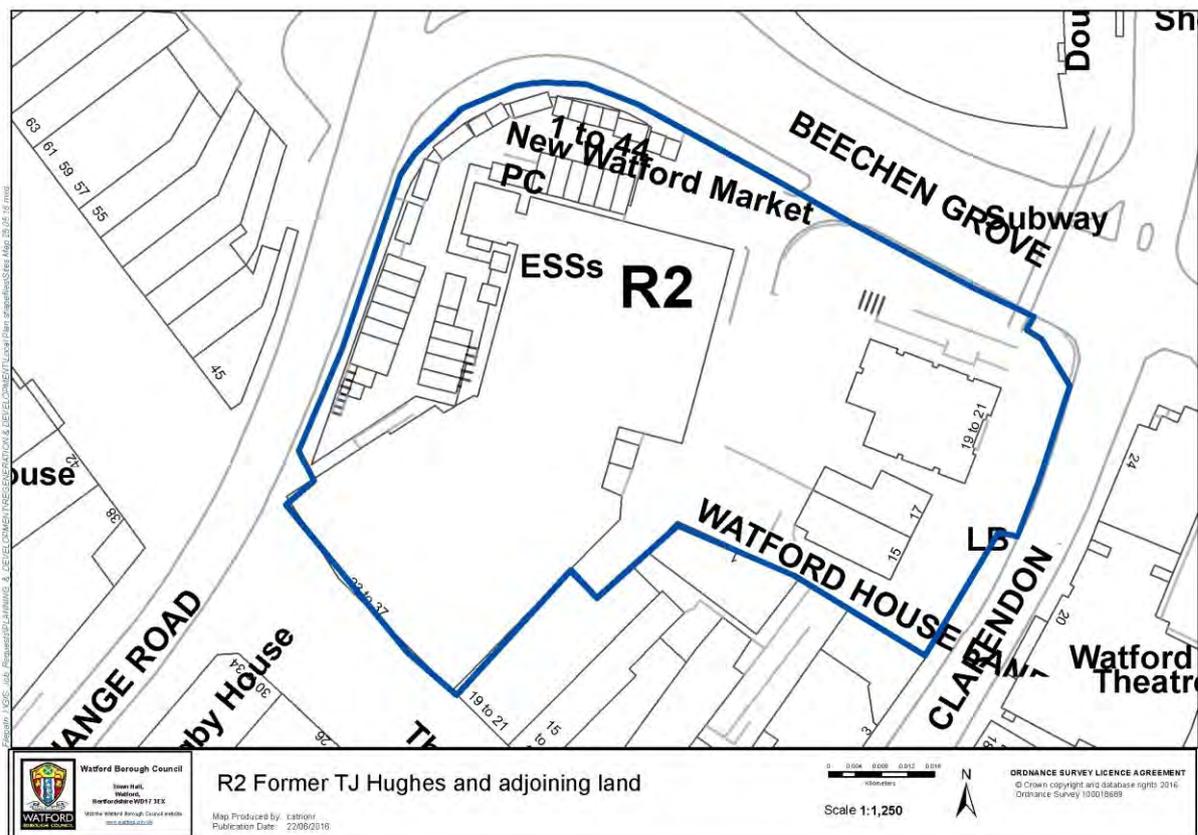


new development in this location

- Depending on the quantum of development, an air quality assessment may be required to ascertain any impacts on the St. Albans Road AQMA
- Preliminary Risk Assessment to identify any contaminated land is required
- Archaeological investigation may be required prior to application



<p><b>Site: R2</b></p> <p><b>Location: Former TJ Hughes and adjoining land</b></p> <p><b>Site Area: 0.69 Ha</b></p> <p><b>Capacity: Retail led mixed use</b></p> <p><b>Ward: Central</b></p>	
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**Development Considerations**

- Provision of retail floorspace with other mixed uses that are suitable for the town centre in line with town centre policies
- The site may benefit for a development brief for future redevelopment
- 11-33 The Parade are locally listed buildings and will need to be considered as part of new proposals, as well as the adjacent Civic Core Conservation Area
- Depending on proposals, drainage assessment may be required to deal with suitable mitigation measures for surface water



- Pre-application archaeological investigations may be required for this site
- A preliminary risk assessment to identify any contaminated land will be required
- Clear pedestrian connections between the High Street and the site should be provided



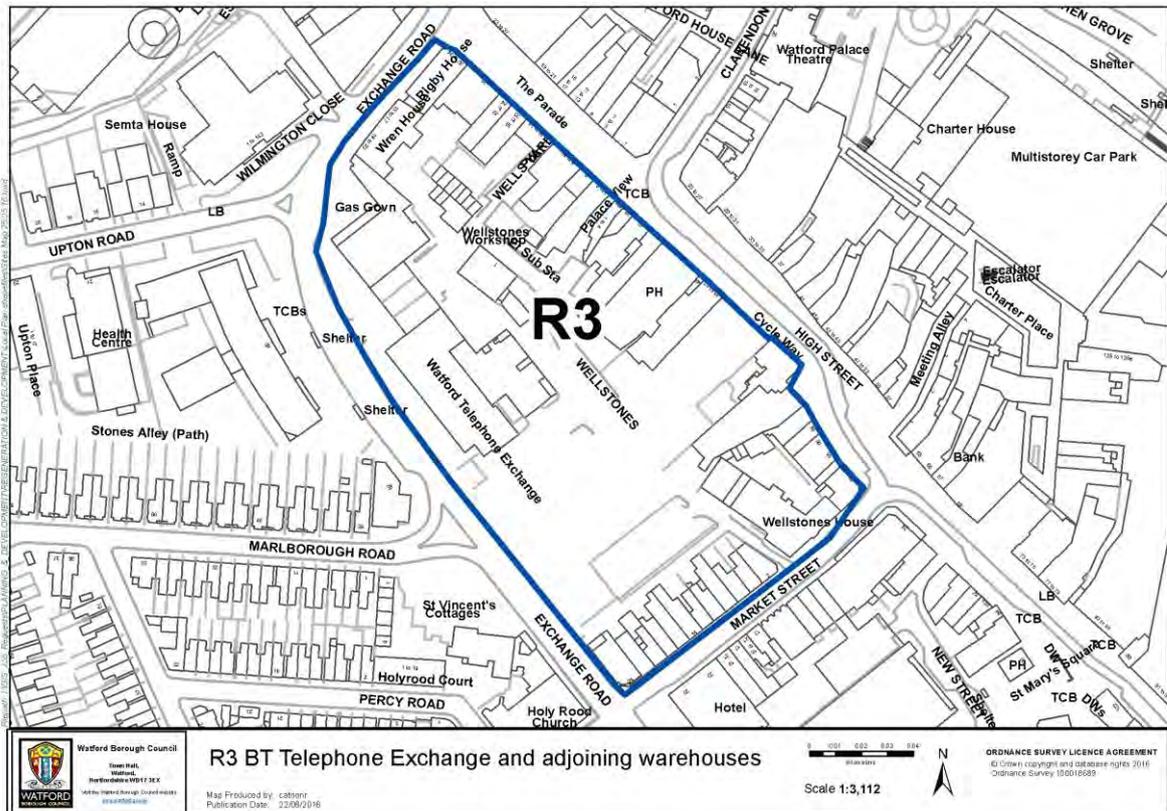
**Site: R3**

**Location: BT Telephone Exchange and adjoining warehouses**

**Site Area: 2.75 Ha**

**Capacity: Retail led mixed use**

**Ward: Central**

**Development Considerations**

- Provision of retail floorspace with other mixed uses that are suitable for the town centre in line with town centre policies
- The site may benefit for a development brief for future redevelopment
- There are listed buildings along the High Street Elevation at 14-16 The Parade and 58 High Street which need to be retained in any redevelopment proposals
- Robust pedestrian links with the town centre are expected to form part of new development in this location
- Pre-application archaeological investigations may be required for this site



- A preliminary risk assessment to identify any contaminated land will be required.
- Drainage Impact Assessment may be required to identify surface water risk and suitable mitigation measures





- Pre-application archaeological investigations may be required for this site
- A preliminary risk assessment to identify any contaminated land will be required
- A drainage impact assessment may be required to adequately assess surface water and provided suitable mitigation measures
- Depending on the scale of development an air quality assessment may be required to assess impacts on Vicarage Road, part of which is an AQMA



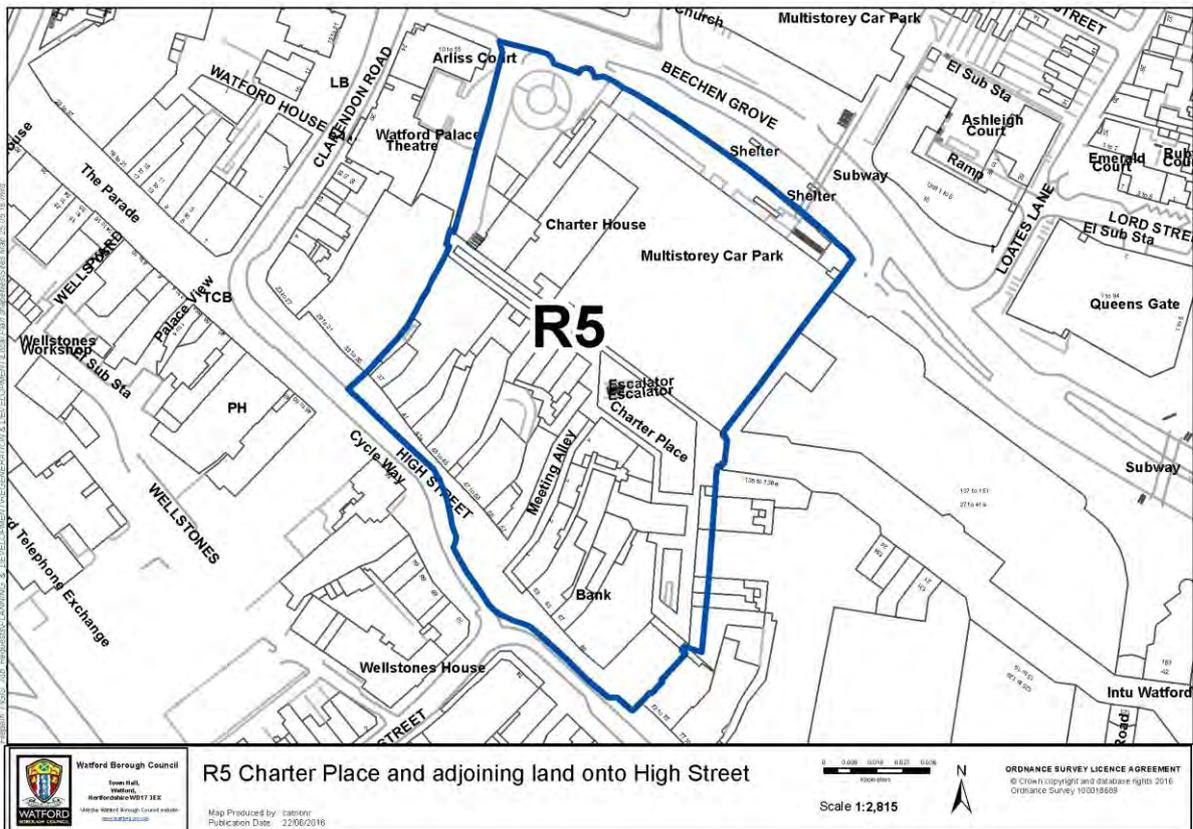
Site: **R5**

Location: **Charter Place and adjoining land onto High Street**

Site Area: **2.1 Ha**

Capacity: **Retail led mixed use**

Ward: **Central**



### Development Considerations

- Provision of retail floorspace with other mixed uses that are suitable for the town centre in line with town centre policies.
- The site may benefit from a development brief to guide future redevelopment
- The protection of 63 -65 High Street which is a nationally listed building [Grade II] is required particularly the frontage elevation.
- Pre-application archaeological investigations may be required for this site
- An preliminary risk assessment to identify any contaminated land will be required.
- A drainage impact assessment may be required to adequately assess surface water



- Clear connections with INTU and the high street are required as part of this redevelopment in order to ensure new retail does not lead to severance or displacement.



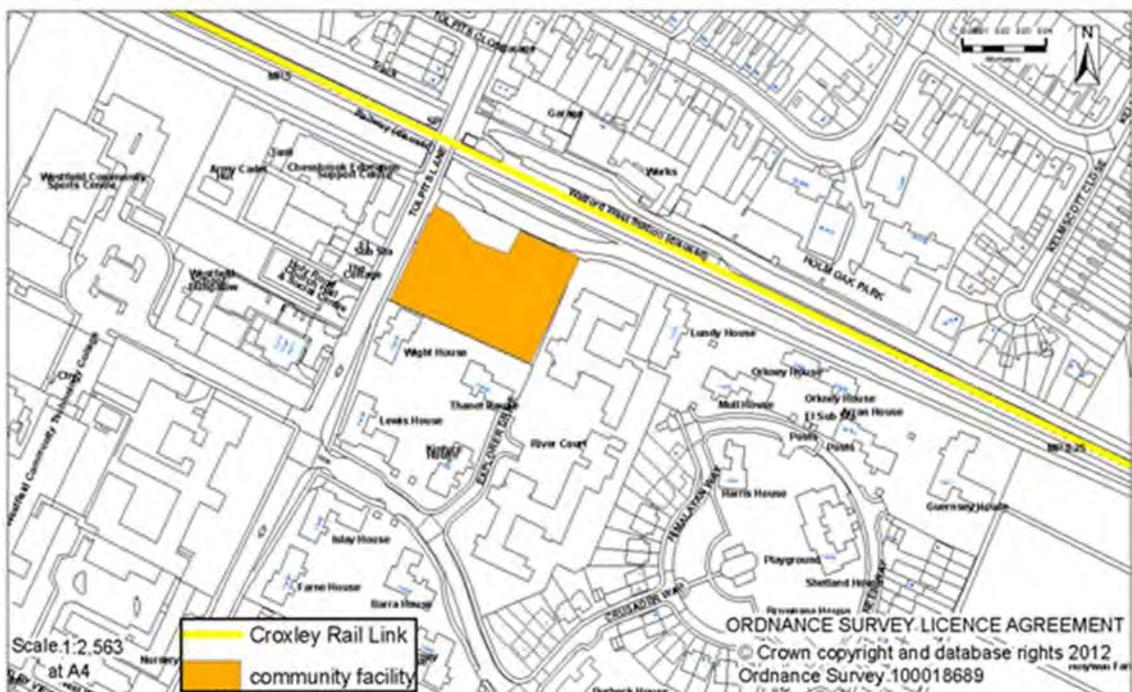
Site: **CF1**

Location: **Tolpits Lane Community Facility**

Site Area: **0.35 Ha**

Capacity: **Community Centre**

Ward: **Vicarage**



**Development Considerations**

- A pre application archaeological assessment may be required for this site
- Suitable landscaping and boundary treatment will be required for this site
- A Preliminary Risk Assessment may be required for this site to identify any potential contaminated land



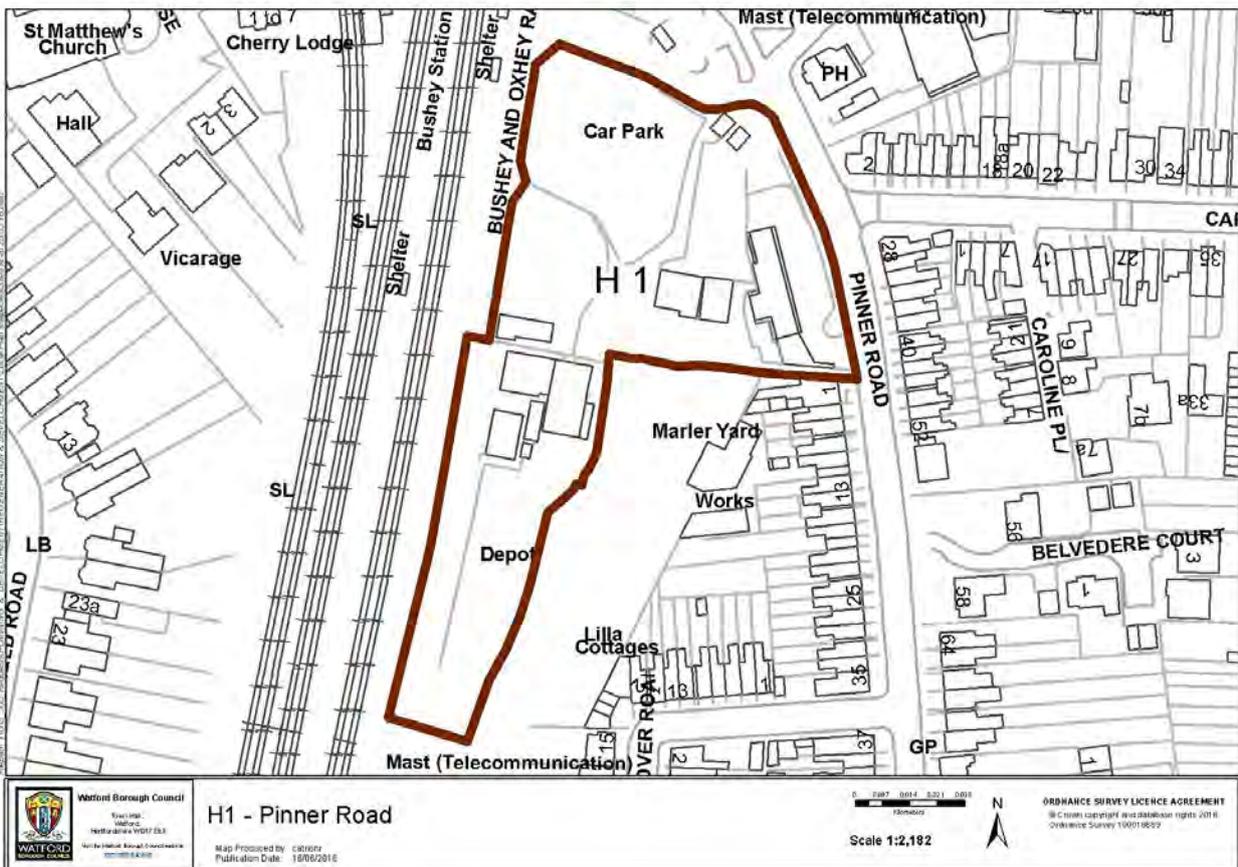
Site: **H1**

Location: **Pinner Road**

Site Area: **0.85 Ha**

Capacity: **80 units**

Ward: **Oxhey**



**Development Considerations:**

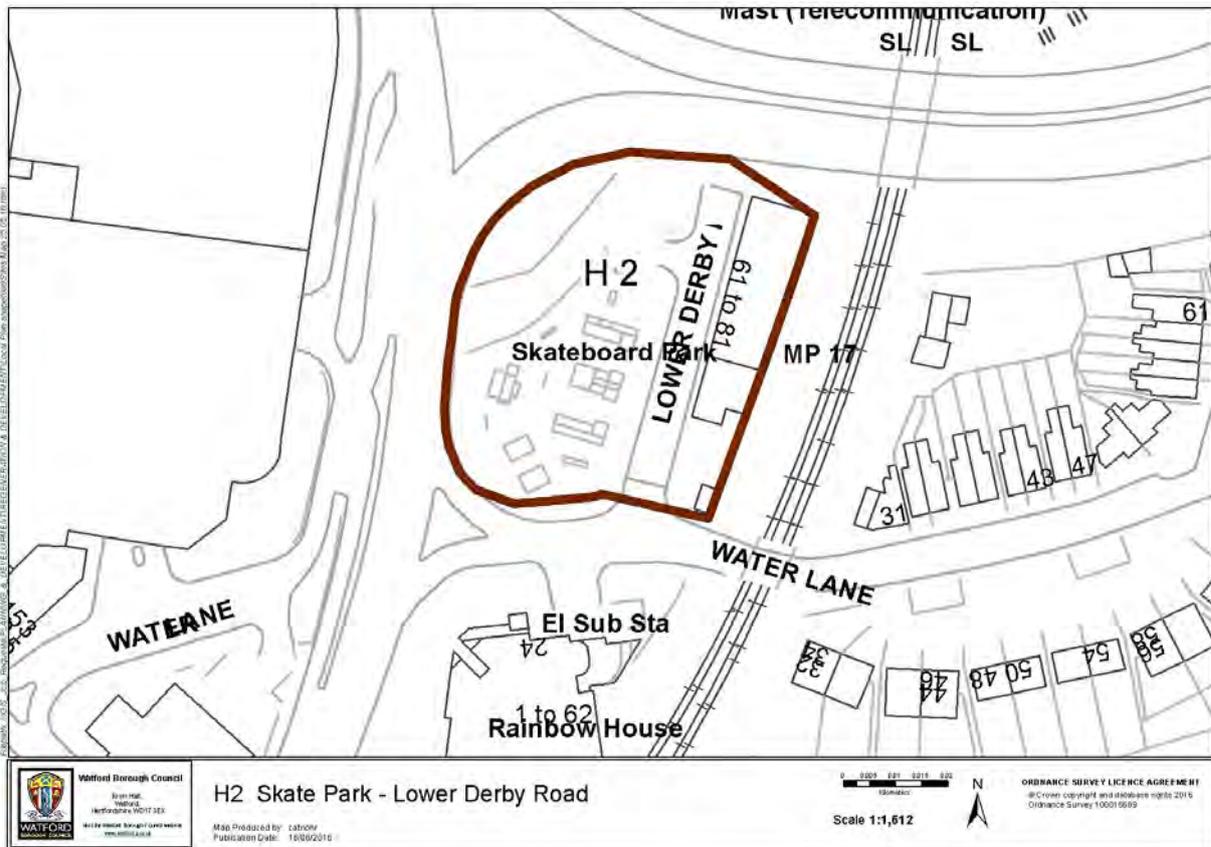
- Higher density 'car lite' development may be suitable in this location
- Design Brief may be required on this site which will illustrate the relationship between the new development and the surrounding residential profile
- Depending car parking provision, an air quality assessment may be required to assess impacts on adjacent Chalk Hill and Aldenham Road AQMAs
- Noise assessment required to identify levels of rail and road noise and the associated mitigation required to protect the amenity of future occupiers



- Suitable surface water drainage infrastructure to deal with any surface water flooding may be required, as informed by a drainage assessment
- Preliminary Risk Assessment required in order to identify any contaminated land and any associated remediation strategy
- Design should not impact on the nearby nationally listed building at Bushey Arches and the adjacent Oxhey Conservation Area
- An investigation to demonstrate that there is adequate waste water capacity to serve to development is required for this site.
- Sufficient car parking for the train station will need to be re-provided.
- Archaeological investigation may be required prior to application



<p><b>Site: H2</b></p> <p><b>Location: Skate Park Lower Derby Road</b></p> <p><b>Site Area: 0.35 Ha</b></p> <p><b>Capacity: 100 units</b></p> <p><b>Ward: Central</b></p>	
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- Development Considerations:**
- Higher density car ‘lite’ development encouraged with good access to nearby train stations and potential car club provision
  - Greater pedestrian connectivity with the High Street is required as well as public realm improvements
  - The skate park will need to re-provided as part of this scheme to a location that is accessible and close to existing transport nodes
  - Surface Water Drainage infrastructure to deal with any surface water flooding as informed by an appropriate drainage assessment



- Undertake noise assessment to account for railway and road noise and provide suitable mitigation to protect the amenity of future occupiers
- Preliminary archaeological assessment required for this site



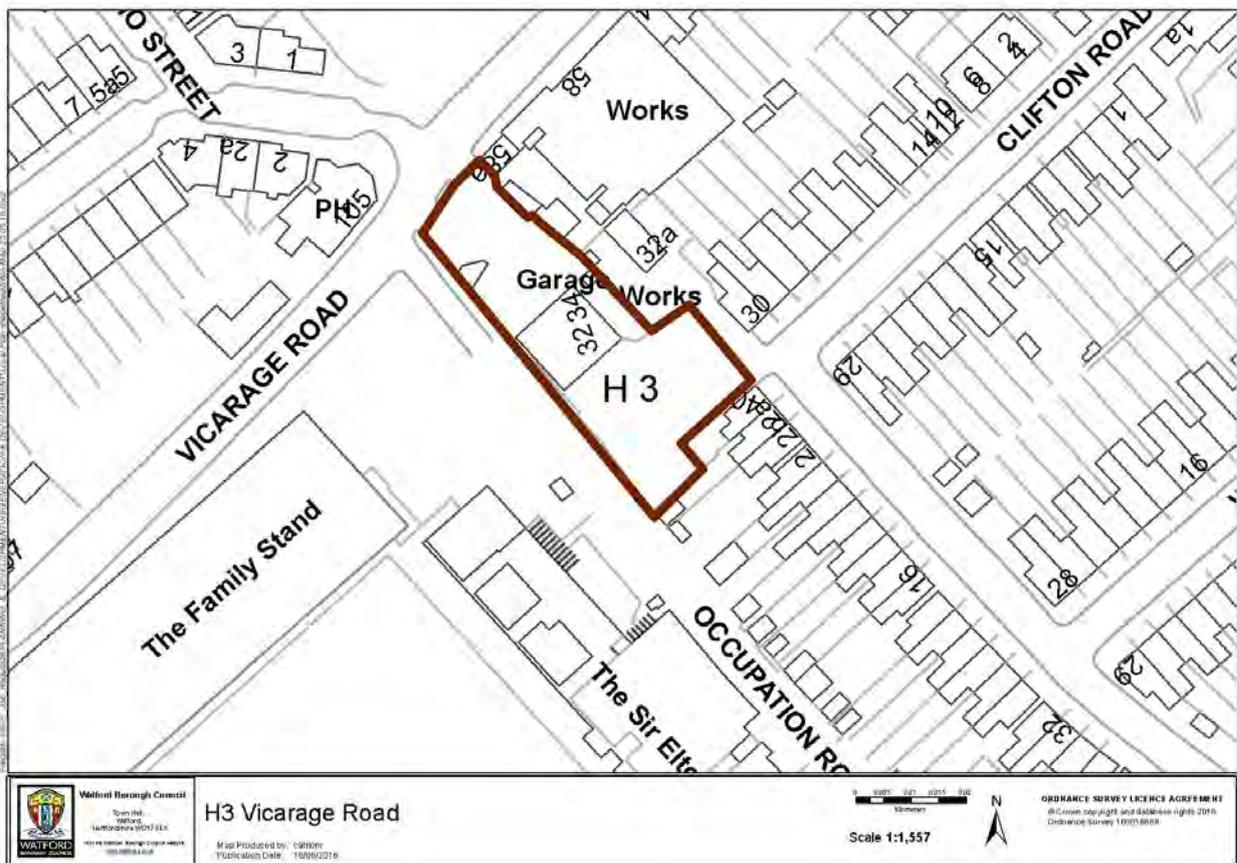
Site: **H3**

Location: **Vicarage Road**

Site Area: **0.25 Hectares**

Capacity: **10 units**

Ward: **Vicarage**



**Development Considerations:**

- May be able to accommodate 'car lite' development given the future metropolitan line station location, this may also be required in order to not aggravate air quality standards in the area
- A development brief would benefit this site
- Drainage assessment may be required to identify any surface water risk on site
- Preliminary Risk Assessment required in order to identify any contaminated land



- Design should not impact on the adjacent Watford Printers Building, the Red Lion Public House (locally listed buildings) and the Square Conservation Area. The materials and the setting should complement these adjacent historical assets
- An investigation to demonstrate that there is adequate waste water capacity to serve the development is required for this site



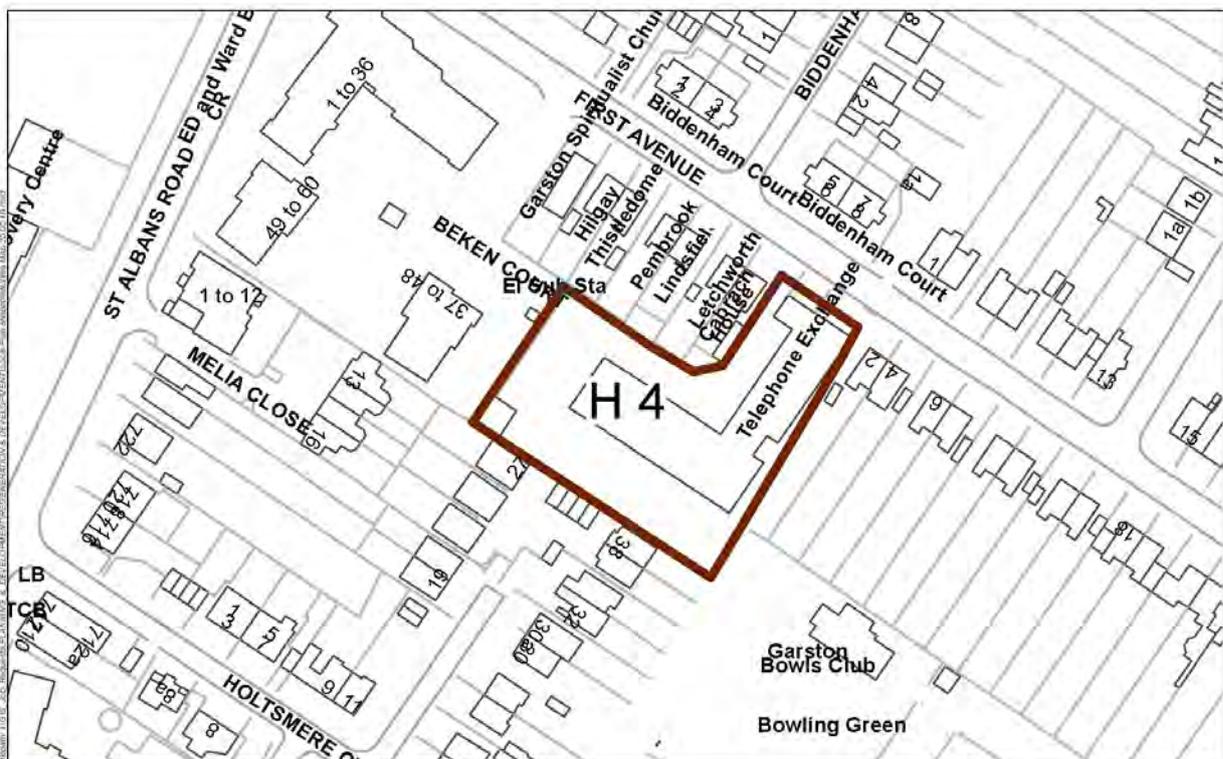
Site: **H4**

Location: **Telephone Exchange – First Avenue**

Site Area: **0.35 Hectares**

Capacity: **18 units**

Ward: **Meriden**




**Wolford Borough Council**  
 Town Hall, Wolford, Northampton NN17 1ST  
 www.wolford.gov.uk

**H4 Telephone Exchange - First Avenue**  
 Map Produced by: salinity  
 Publication Date: 15/06/2018

Scale 1:2,000

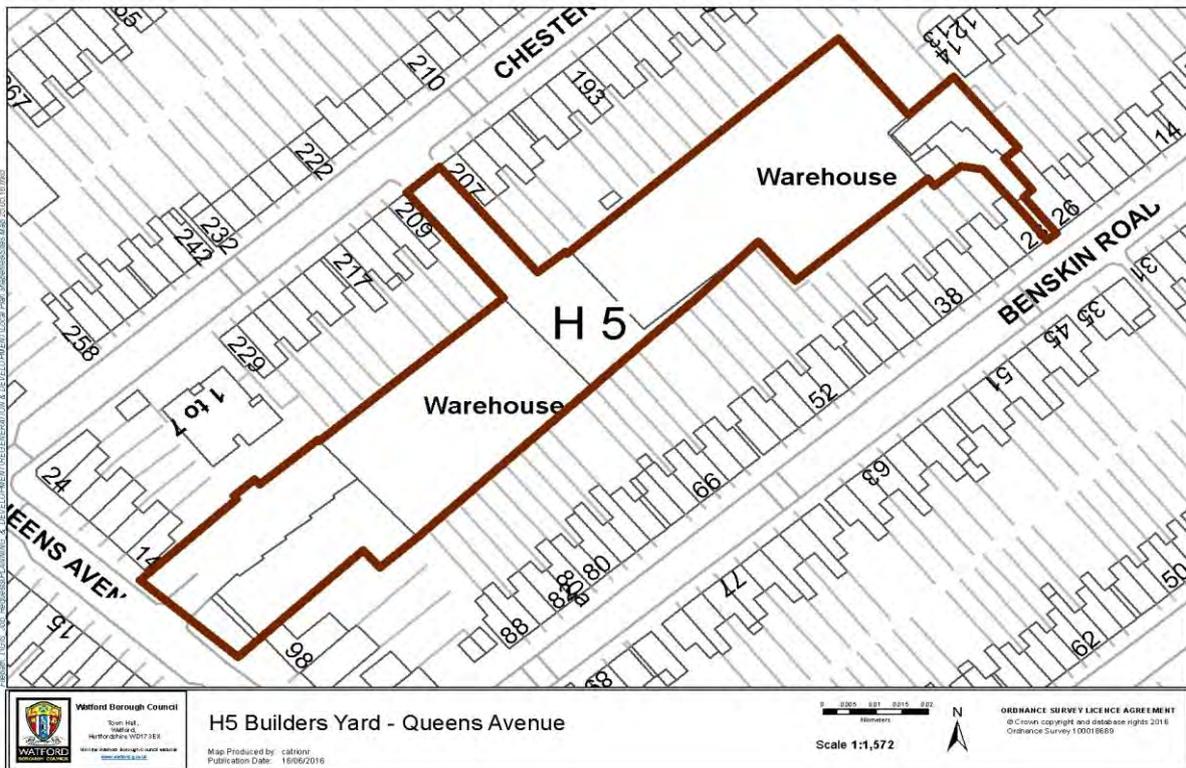
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**Development Considerations:**

- Design should seek to retain the architecturally distinctive building which occupies the frontage element of the site, which has positive benefits on the street scene
- Need for pedestrian connectivity to the surrounding area to provide linkages and greater accessibility
- A Drainage Assessment may be required to identify surface water risk on site.
- Preliminary Risk Assessment required in order to identify any contaminated land



<p>Site: <b>H5</b></p> <p>Location: <b>Builders Yard – Queens Avenue</b></p> <p>Site Area: <b>0.35 Hectares</b></p> <p>Capacity: <b>49 units</b></p>	
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**Development Considerations:**

- Careful design and setting required to ensure no amenity impacts on the residential properties surrounding the site – similar design profile required
- Careful design is required to provide suitable road access, secure cycle storage and pedestrian connectivity to the surrounding area
- There is a need to identify whether the additional traffic from the development will cumulatively lead to impacts on the Vicarage Road AQMA
- Drainage assessment may be required to identify specific surface water risk on site.



- Preliminary Risk Assessment required in order to identify any contaminated land
- An archaeological assessment may be required for this site
- An investigation to demonstrate that there is adequate waste water capacity to serve the development is required for this site.



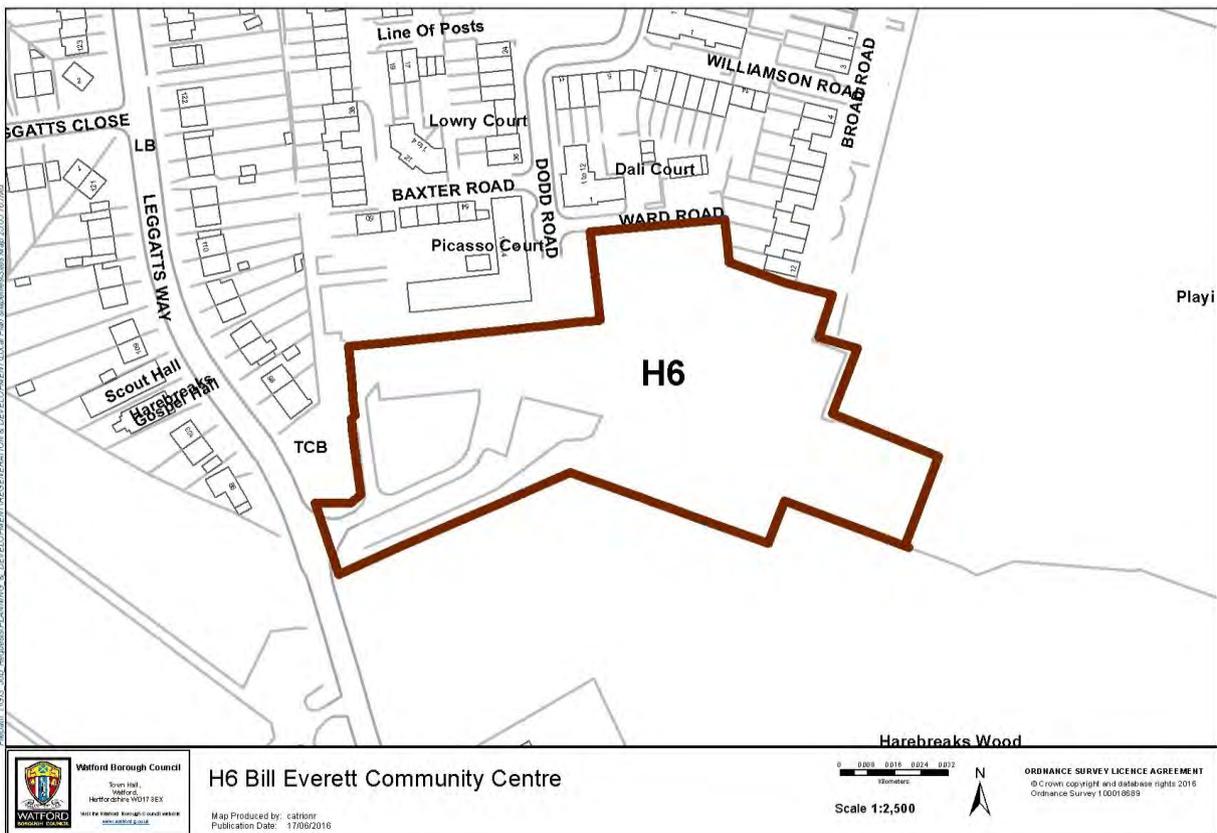
Site: **H6**

Location: **Bill Everett Centre**

Site Area: **1.07 Hectares**

Capacity: **40 units**

Ward: **Leggatts**



**Development Considerations:**

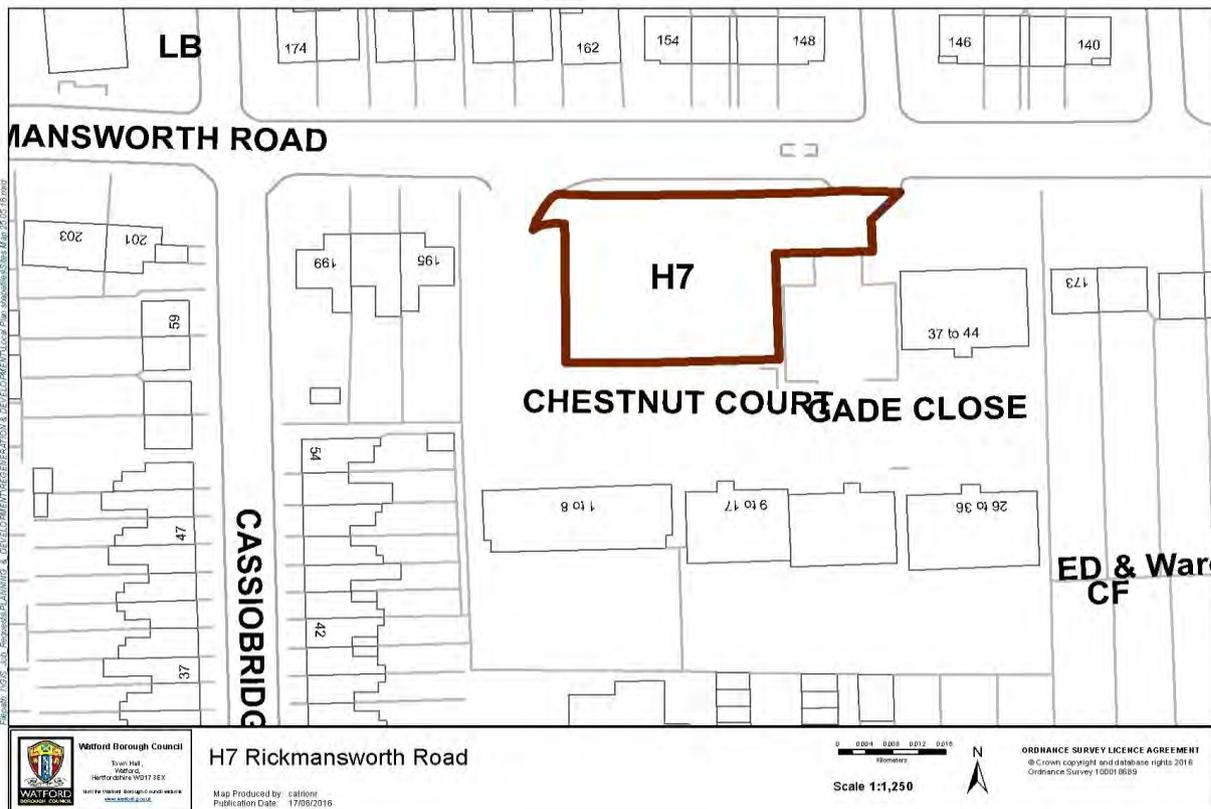
- Need for safe cycle and pedestrian connectivity to the surrounding area and networks
- Design should retain an element of openness through good landscape design
- Provide suitable buffer between the development and the adjacent Harebreaks Wood Local Nature Reserve
- Phase 1 Habitat Survey to identify any ecological interest on site



- Drainage assessment may be required to identify specific surface water risk on site
- Preliminary Risk Assessment required in order to identify any contaminated land
- An investigation to demonstrate that there is adequate waste water capacity to serve to development is required for this site.
- It is expected that any developer contributions would aid the re-provision of changing facilities for the adjacent playing fields.



<p><b>Site: H7</b></p> <p><b>Location: Rickmansworth Road</b></p> <p><b>Site Area: 0.5 Hectares</b></p> <p><b>Capacity: 10units</b></p> <p><b>Ward: Park</b></p>	
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- Development Considerations:**
- Design should seek to complement locally listed buildings [195-199 Rickmansworth Road] adjacent to the site
  - Root protection of adjacent trees, which are covered by a TPO may be required to the west of the site boundary
  - Phase 1 Habitat Survey to identify any ecological interest on site
  - Drainage assessment required Suitable Surface Water Drainage infrastructure to deal with any surface water flooding
  - Preliminary Risk Assessment required in order to identify any contaminated land given the previous use as a petrol station



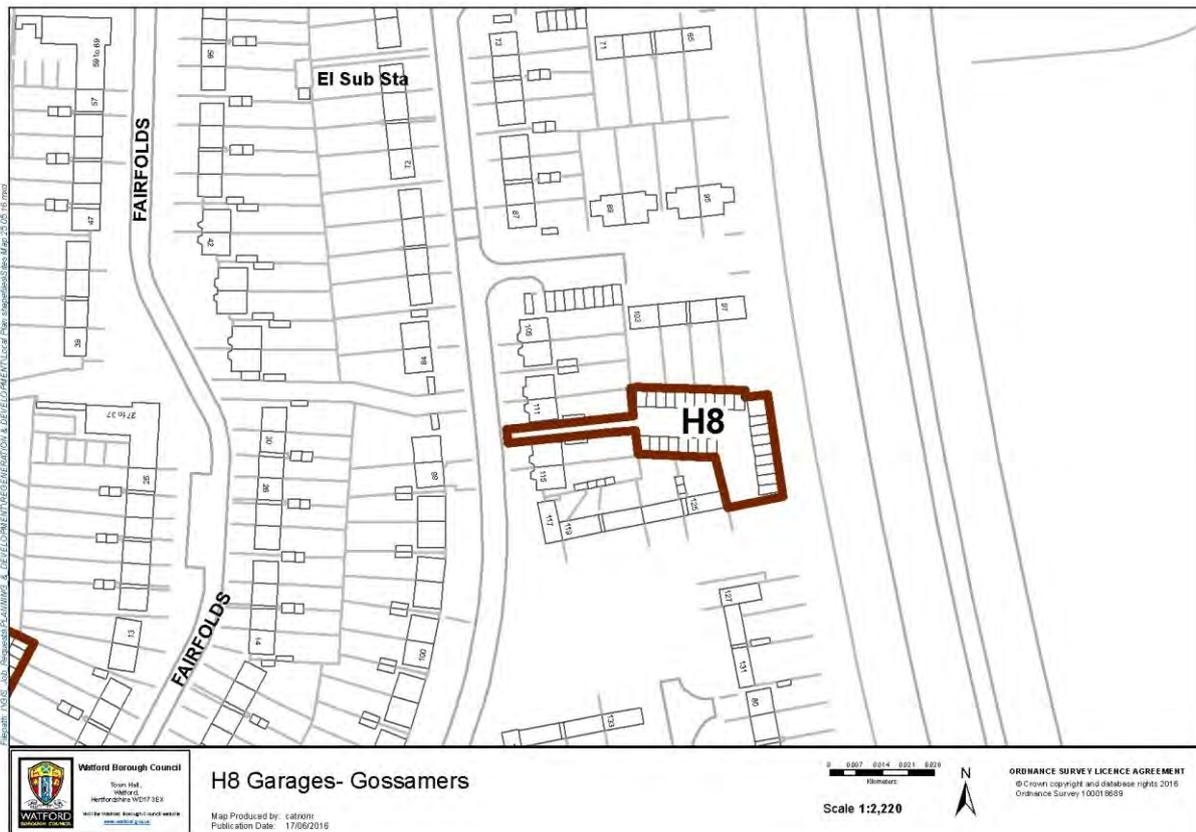
Site: **H8**

Location: **Garages - Gossamers**

Site Area: **0.1 Hectares**

Capacity: **4 units**

Ward: **Meriden**



**Development Considerations:**

- Design should reflect the scale of the surrounding residential profile with particular care to avoid overlooking.
- Phase 1 Habitat Survey of the existing garages may be required to identify any ecological interest including bat roost potential
- Noise mitigation i.e. suitable fenestration and a landscape buffer should be provided to minimise any impacts from the M1 motorway
- Substantial surface water risk on site therefore a drainage assessment is required to identify suitable attenuation measures
- Suitable access arrangements required for this site



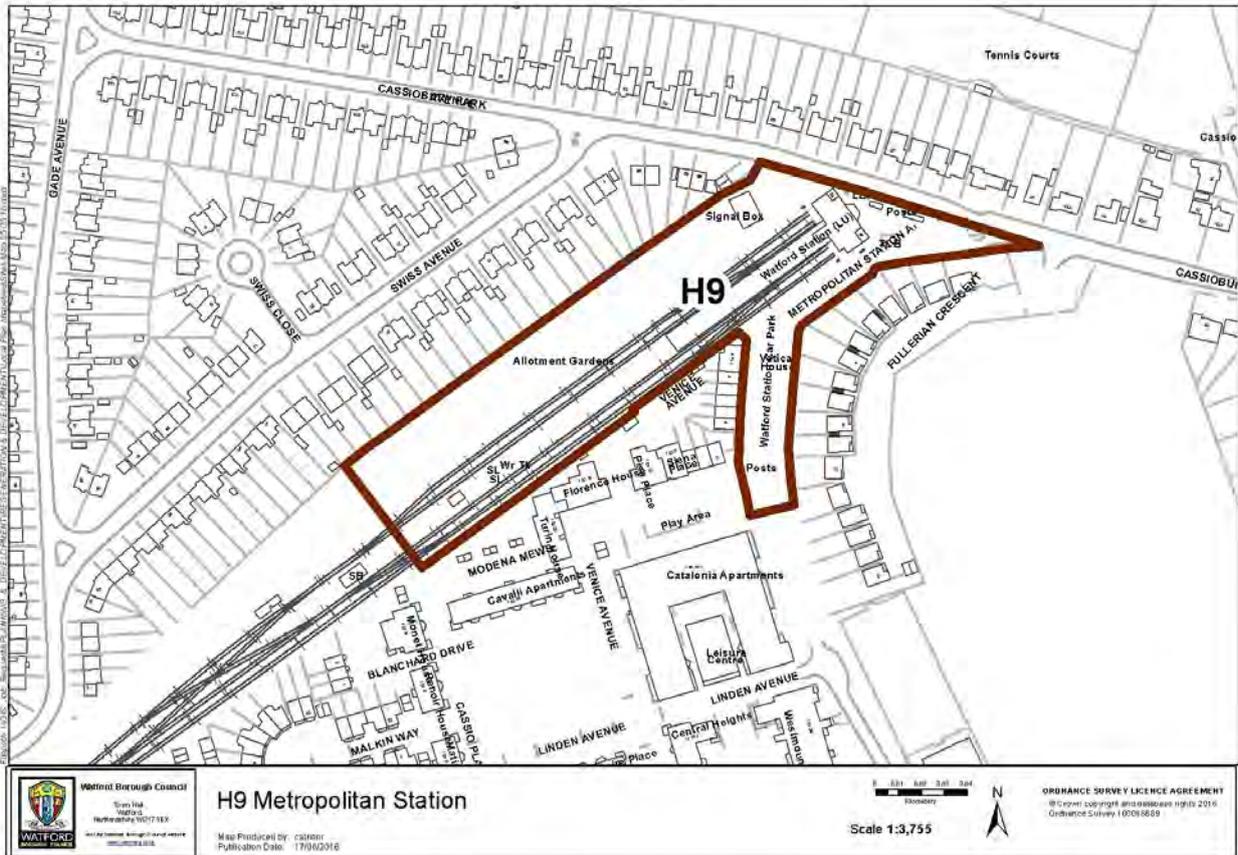
Site: **H9**

Location: **Metropolitan Station,  
Cassiobury Park Avenue**

Site Area: **3 Hectares**

Capacity: **100 units**

Ward: **Park**



**Development Considerations:**

- Design should reflect a similar building profile to the surrounding flats, however key consideration will need to be paid to the north west boundary of site and the lower density properties along Swiss Avenue
- Phase 1 Habitat Survey for any of the older buildings on station land to identify bat roost potential/ ecological interest.
- The setting and protection of the station building [nationally listed] is required, with a potential complementary non-residential use possible.
- Substantial surface water risk on site. Drainage assessment required to identify



suitable surface water attenuation measures

- Root protection of the trees protected by a TPO to the north-eastern part of the site is required. Trees should be retained as part of the overall design
- Preliminary Risk Assessment required in order to identify any contaminated land
- An investigation to demonstrate that there is adequate waste water capacity to serve to development is required for this site
- Depending on proposals, an archaeological investigation may be required prior to application



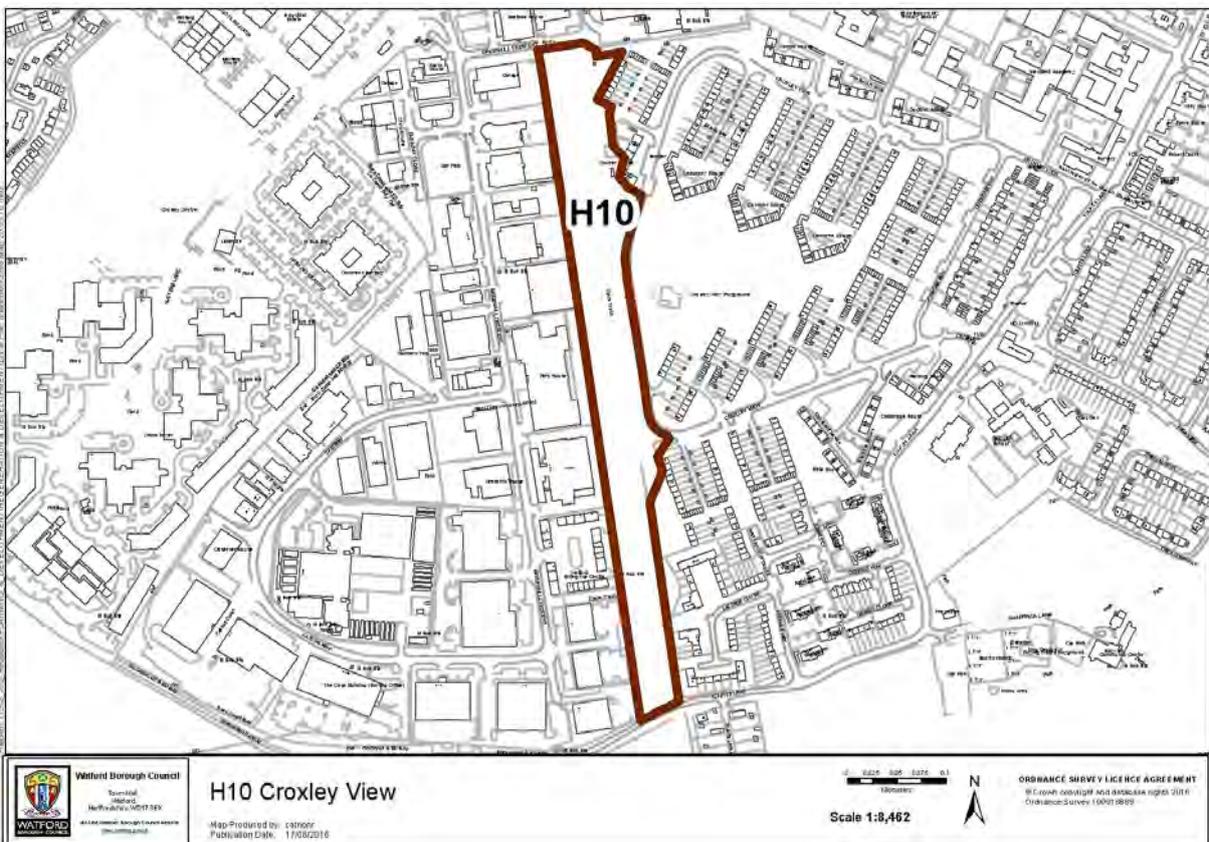
Site: **H10**

Location: **Croxley View**

Site Area: **3.25 Hectares**

Capacity: **350 units**

Ward: **Holywell**



**Development Considerations:**

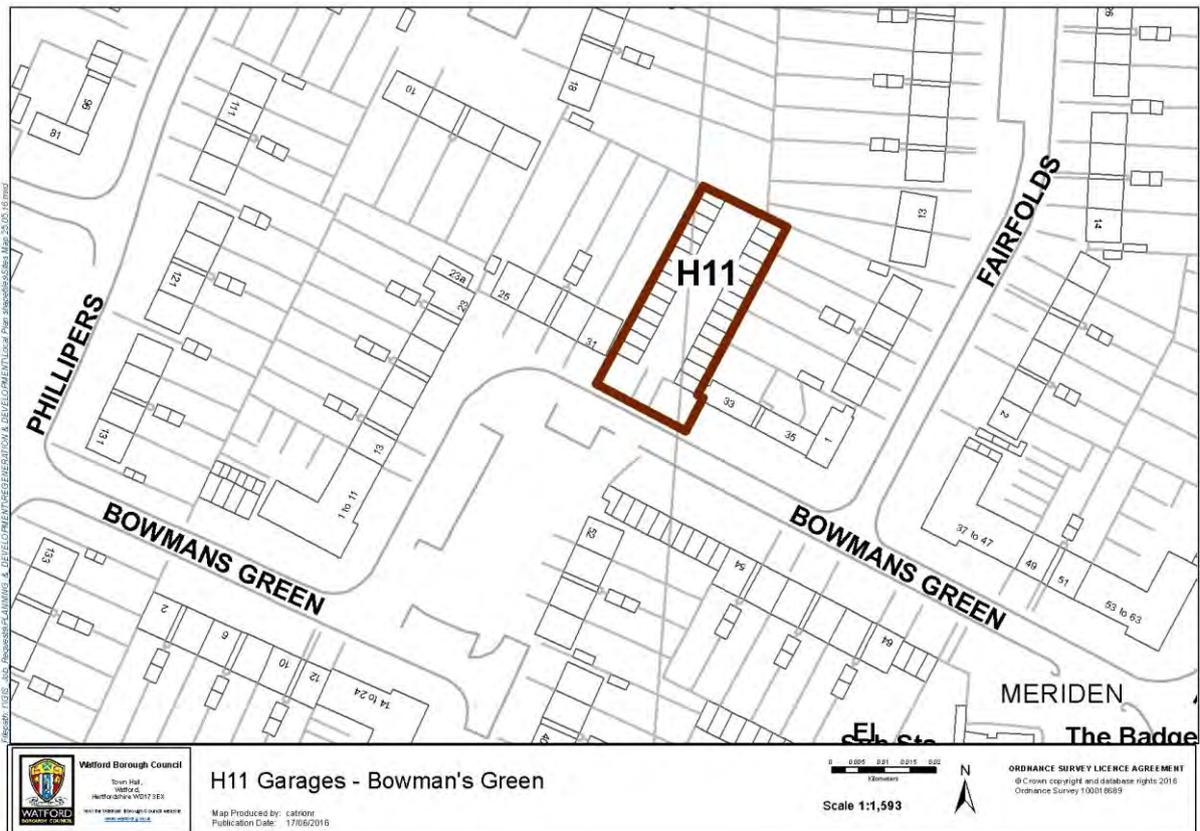
- Design should take account of the current openness of the site and suitable landscape design/ buffer between the residential areas and the business park would be beneficial
- Development proposals will need to be in line with any Masterplan prepared for this area
- Along with site MXD4 there will be a requirement for a primary school



- Phase 1 Habitat Survey is required given the large areas of grassland and unmade ground to identify any points of ecological interest
- Retain the cycle path/ link through the site as part of the overall permeability/ connectivity of the site.
- Need to safeguard electric cabling to the south of the site
- Drainage assessment required to identify any mitigation measures to deal with any surface water flooding
- An investigation to demonstrate that there is adequate waste water capacity to serve the development is required for this site



<p><b>Site: H11</b></p> <p><b>Location: Garages – Bowman’s Green</b></p> <p><b>Site Area: 0.1 Hectares</b></p> <p><b>Capacity: 4 units</b></p> <p><b>Ward: Meriden</b></p>	
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- Development Considerations:**
- Design should take account of the current openness of the site and suitable landscape design/ buffer between the residential areas and the business park would be beneficial
  - Development proposals will need to be in line with any Masterplan prepared for this area
  - Along with site MXD4 there will be a requirement for a primary school.
  - Phase 1 Habitat Survey is required given the large areas of grassland and unmade

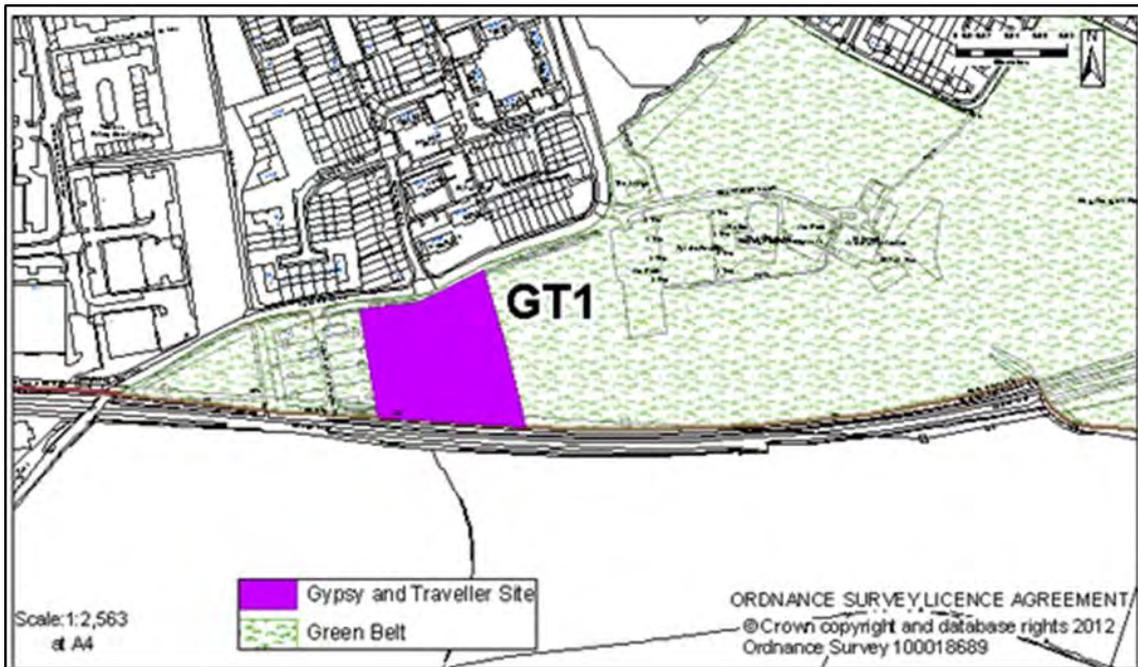


ground to identify any points of ecological interest

- Retain the cycle path/ link through the site as part of the overall permeability/ connectivity of the site.
- Need to safeguard electric cabling to the south of the site
- Drainage assessment required to identify any mitigation measures to deal with any surface water flooding
- An investigation to demonstrate that there is adequate waste water capacity to serve the development is required for this site



<p>Site: <b>GT1</b></p> <p>Location: <b>Lands at Tolpits Lane</b></p> <p>Site Area: <b>1.45 Hectares</b></p> <p>Capacity: <b>Gypsy and Traveller Provision</b></p> <p>Ward: <b>Holywell</b></p>	
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- Development Considerations**
- Foul drainage from the site should connect to the local sewer to prevent pollution of groundwater from non-mains drainage
  - Suitable pedestrian linkages between the site and the surrounding area should be provided
  - Suitable landscaping and boundary treatment will be required for this site
  - Safe access point to the local road network will be need to be provided for this site
  - A Phase 1 Habitat Survey may be required for this site



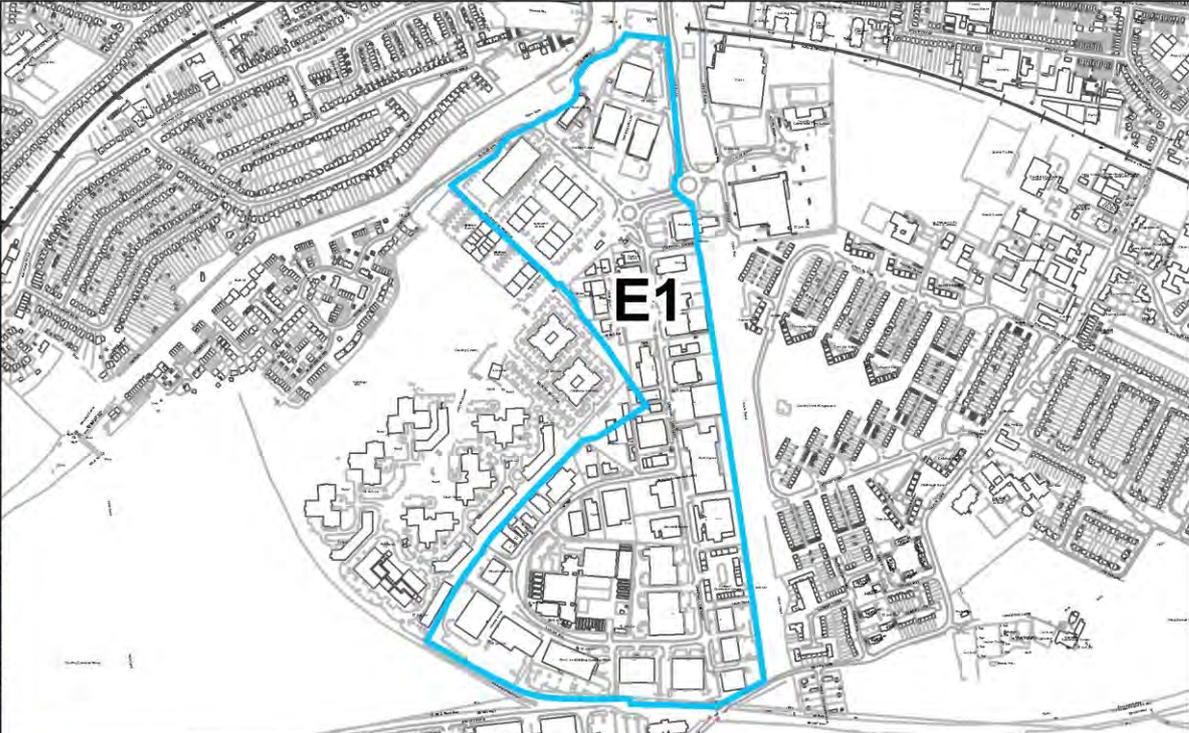
Site: **E1**

Location: **Watford Business Park**

Site Area: **29.9 ha**

Capacity: **Employment uses**

Ward: **Holywell**

**E1**

Watford Borough Council  
 Town Hall,  
 Watford,  
 Hertfordshire WD17 3EX  
 Watford Borough Council  
 Watford  
 01923 264444

**E1 Watford Business Park**

Map Produced by: **castron**  
 Publication Date: **22/06/2016**

Scale **1:12,910**

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**Development Considerations:**

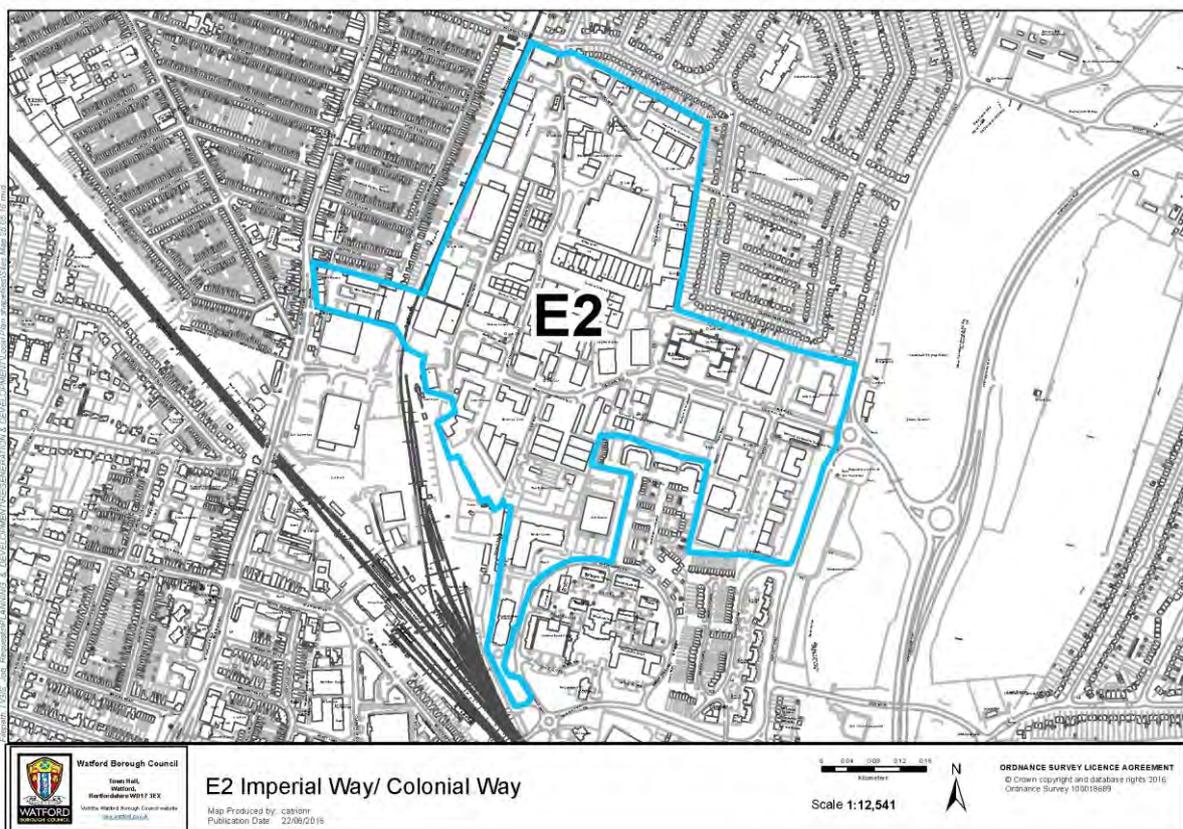
- Consolidation or intensification of existing employment uses in this location will be supported and should be consistent with the wider objectives of SPA6.
- New development/ intensification to the north west of the site adjacent to the River Gade may require a Flood Risk Assessment
- Create Greater Cycle and Pedestrian infrastructure to the new Metropolitan Line Station and throughout the site generally.
- Depending on proposals, an archaeological investigation may be required prior to application



- Site is an allocated waste area of search in the Herts Waste Development Framework



<p>Site: <b>E2</b></p> <p>Location: <b>Imperial Way/ Colonial Way</b></p> <p>Site Area: <b>33.5 hectares</b></p> <p>Quantity: <b>Employment Use</b></p> <p>Ward: <b>Tudor</b></p>	
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**Development Considerations:**

- Part of this employment areas falls within SPA2 – the Watford Junction Special Policy Area. The area which falls within SPA2 is safeguarded for delivery of the Watford Junction Masterplan which may see employment activities be relocated within the masterplan area. Until that time it will be retained as employment.
- Any significant intensification of use will need to consider the nearby St. Albans Road AQMA
- Any intensification of use will need to protect the integrity of the adjacent



Reeds Crescent and the locally listed buildings (Hille House and the Former Wells Brewery)

- Create greater cycle and pedestrian connectivity to the new station and throughout the general site
- Archaeological investigation may be required prior to application



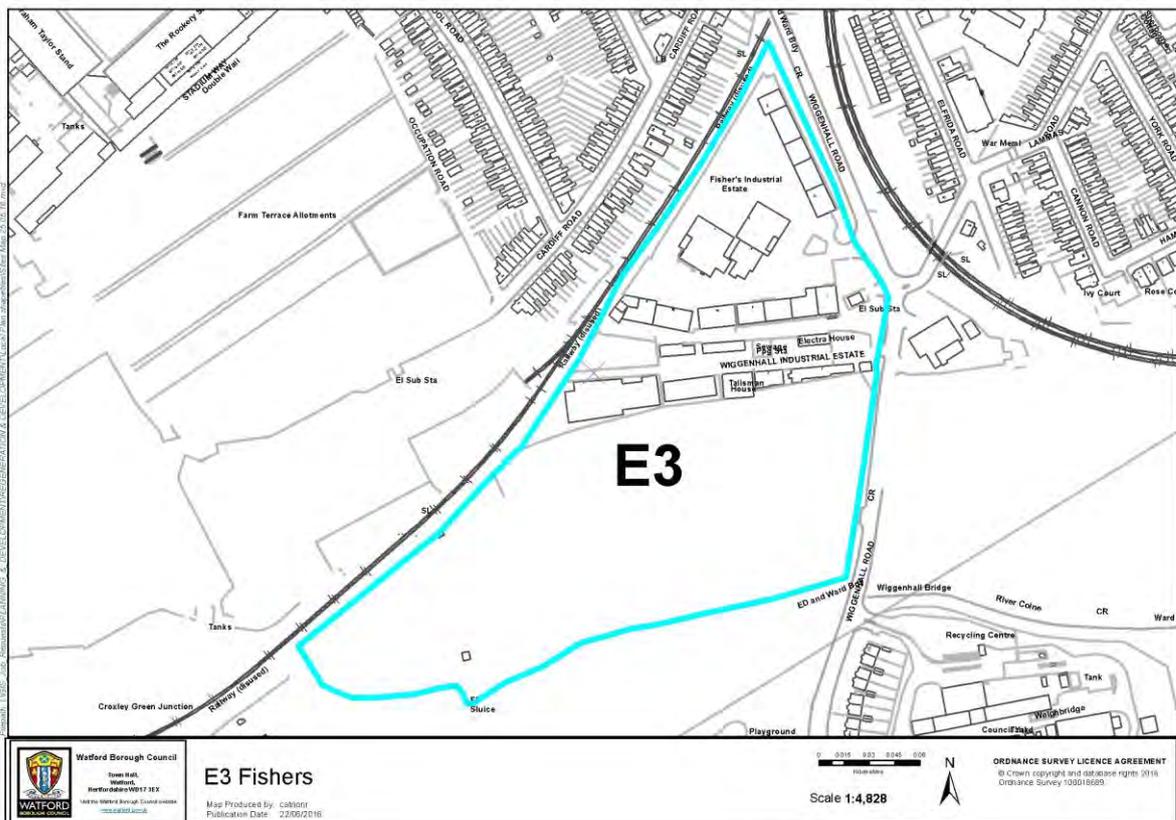
Site: **E3**

Location: **Fishers**

Site Area: **5.96 Hectares**

Quantity: **Employment uses**

Ward: **Vicarage**



- Development Considerations:**
- Site proposals will need to be consistent with the health campus development and the objectives for SPA3
  - To the south of the site retain areas of trees as viable, whilst creating a suitable buffer to the boundary with the Croxley Green Junction Sidings Wildlife Site
  - Phase 1 Habitat Survey is likely to be required in this site
  - Development to the south of the site will need to be assessed for potential flood risk and drainage impact assessment will be required
  - Any significant development on this site will need to assess potential air quality impacts on the Hornets/ Vicarage Road Air Quality Management Area



- Create adequate and permeable pedestrian and cyclist connections with the closest train stations and the surrounding area
- Redevelopment of part of the site is likely to require a Preliminary Risk Assessment to identify any sources of contaminants – protection of watercourse essential
- Depending on proposals, an archaeological investigation may be required prior to application



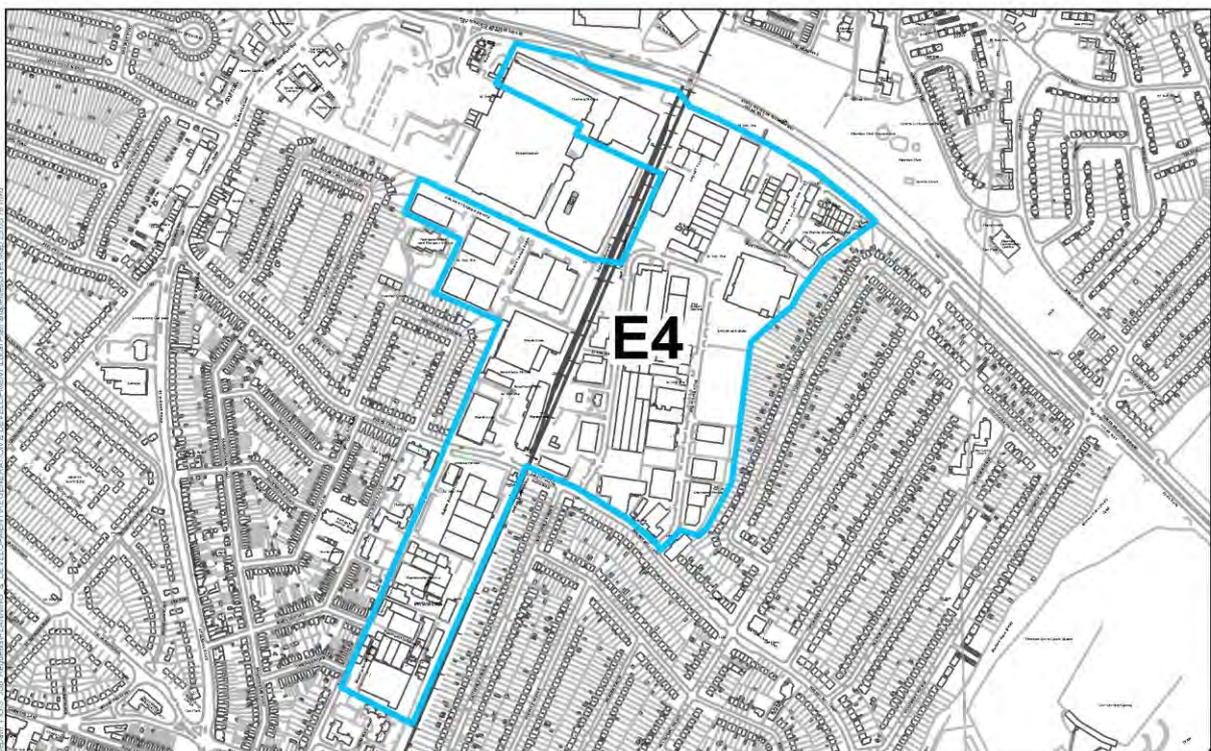
Site: **E4**

Location: **Greycaine Road/Odhams/Sandown Road**

Site Area: **13 ha**

Quantity: **Employment uses**

Ward: **Tudor**



 <p>Watford Borough Council Town Hall, Watford, West of London Herts. SG13 7JX 01924 554400 www.watford.gov.uk</p>	<p><b>E4 Greycaine Road/Odhams/Sandown Road</b></p> <p>Map Produced by: cathair Publication Date: 22/08/2016</p>	 <p>Scale 1:11,307</p>	<p>ORDNANCE SURVEY LICENCE AGREEMENT © Crown copyright and database rights 2016 Ordnance Survey 100019529</p>
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**Development Considerations:**

- Protect existing employment land whilst encouraging consolidation of employment related uses in the designation
- Any significant intensification through development would need to consider drainage/ surface water on this site.
- Development in the proximity of the Paramount Industrial Estate and the Former Odhams Press Hall (locally listed buildings) will need to be designed to protect the integrity of these heritage assets.



- Intensification of use will need to consider below ground archaeology.
- Site is an allocated waste area of search in the Herts Waste Development Framework
- Create adequate pedestrian and cyclist connection to the nearby train station
- Intensification of use may need to assess air quality impacts on the St. Albans Road AQMA depending on the scale of the development



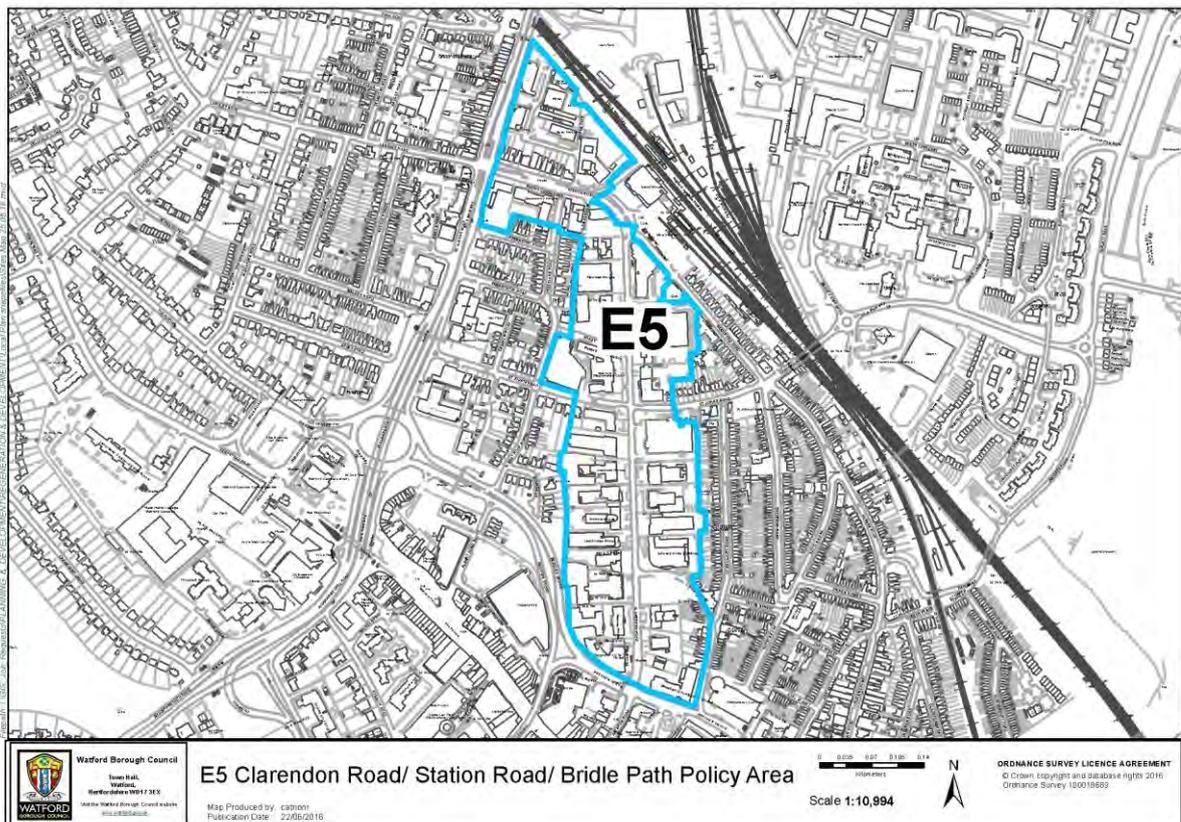
Site: **E5**

Location: **Clarendon Road/Station Road/Bridle Path Office Area**

Site Area: **13.1ha**

Quantity: **Employment uses mostly B1a (Office)**

Ward: **Central**



**Development Considerations:**

- Development proposals will need to be in line with the Clarendon Road Strategy and Policy EMP5
- Development in this location will need to demonstrate a design that has no adverse effect on adjacent conservation areas and locally listed buildings on Clarendon Road as well as the Flag Pub which is a Nationally Listed Building
- Taller buildings will be considered in particular locations in this designation, however how these relate to the surrounding low rise residential areas will require a sensitive design approach [Skyline Taller Buildings SPD]



- Any significant development will need to assess traffic impacts in this location and a transport assessment may be required
- Development in this location will need to ensure that adequate mitigation measures are provided in terms of surface water and drainage
- Archaeological investigation may be required prior to application



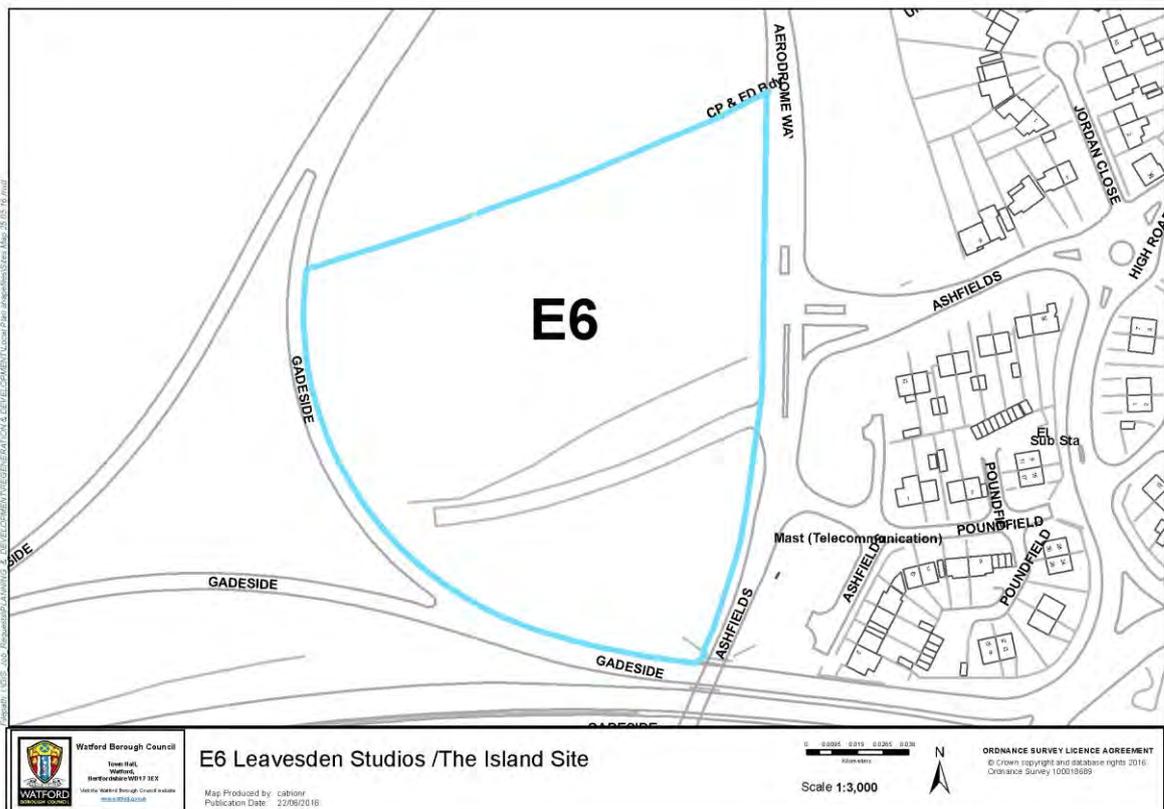
Site: **E6**

Location: **Leavesden Studios – the Island Site**

Site Area: **2.55 Hectares**

Capacity: **Studios (TV and Film Industry based employment)**

Ward: **Woodside**



**Development Considerations:**

- Development proposals will need to be in line with the Leavesden Studio Operations (Policy EMP6).
- Any significant development will need to assess traffic impacts in this location and a transport assessment may be required
- Development in this location will need to ensure that adequate mitigation measures to address any impacts on ecology.
- Open countryside is located to the west of the site. A design should seek to protection any landscape value.



## Appendix J - Changes to the Green Belt Boundary

- 1.1** 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.
- 1.2** In the second consultation on Local Plan Part 2 we consulted on removing the following sites from the Green Belt
- G6 Caxton Way
  - G7 Clock Tower
  - G8 High Road (previously developed land)
  - G9 High Road (open space)
  - G10 Ashfields
- 1.3** Together these make up just under 10ha, less than 2.5% of Watford's 407ha of Green Belt.
- 1.4** Of this 10 ha, approx 6.2ha is made up of existing roads and areas between road junctions (including the 2.4ha at Ashfields roundabout), 1.1ha is covered in hard surfacing and used for car parking, and 0.4ha was built on back in the early 2000s.
- 1.5** Some of these changes reflect the situation on the ground – i.e. to recognise where sites have already been developed. Others are proposed in order to maintain a logical boundary. Only the site at Ashfields is also connected to proposed development – on part of the site covered by proposed allocation EMP6 – Leavesden Studios Operations.
- 1.6** Two further changes were proposed in an additional consultation, in response to clarification of national policy regarding buildings in the Green Belt. These are the existing gypsy and traveller site in Tolpits Lane (which will be safeguarded for continued use as a gypsy and traveller site), and the proposed additional gypsy and traveller site adjacent to it. This was identified in the Core Strategy as the area of search for a new gypsy and traveller site, and as an allocation in the previous 2 consultations on Local Plan Part 2. National policy means that this allocation cannot be progressed without removal from the Green Belt. Removal of the existing gypsy and traveller site from the Green Belt is also proposed for consistency.
- 1.7** Together these comprise a further 1.4ha which takes the total change to approx 2.8% of the Green Belt. The existing site (0.5ha) has already been built on.



**Previous consultations:**

- 1.8** During the first consultation on the Local Plan Part 2 in late 2013, The Council for the Protection of Rural England (CPRE) objected to the proposed change at Caxton Way (G6) on the basis that it provides separation between Watford and Three Rivers. Our view is that this small site does not provide an effective open space to separate the Moor Park industrial centre as it is fenced off and covered in hard surfacing. The adjacent open green area is wholly contained within the Three Rivers' Green Belt, and would remain so.
- 1.9** CPRE and the Herts and Middlesex Wildlife Trust objected to a proposed Gypsy and Traveller site within the Green Belt, next to the existing site in Tolpits Lane. The need for an allocation in this vicinity is set out in the adopted Core Strategy, which has been subject to examination.
- 1.10** In the first consultation, we also consulted on making some additions to the Green Belt, which some respondents welcomed.
- 1.11** No objections were received to the proposed green belt changes during subsequent consultations.

**Reason for additional changes:**

- 1.12** Over time, national policy with respect to Green Belts has been subject to inspectors' reports and legal rulings. These have clarified that, whilst a review of a Local Plan is the appropriate mechanism for amending Green Belt boundaries, the simple fact of undertaking a review is not sufficient justification in itself. Exceptional circumstances must be demonstrated for any changes. This note therefore sets out more specifically the exceptional circumstances which apply in each case. Exceptional circumstances are also required for any additions to the Green Belt. It is considered that additions would be best considered as part of the next Local Plan review, when evidence of the contribution of the Green Belt will be assessed across a wider area, in conjunction with surrounding local authorities.
- 1.13** It has also been clarified that buildings (apart from a specific list of exemptions set out in the NPPF) are inappropriate development within the Green Belt, and that where allocations are proposed in the Green Belt which will subsequently be built on, the site should be removed from the Green Belt during the plan making process, subject to the same requirement to demonstrate exceptional circumstances.

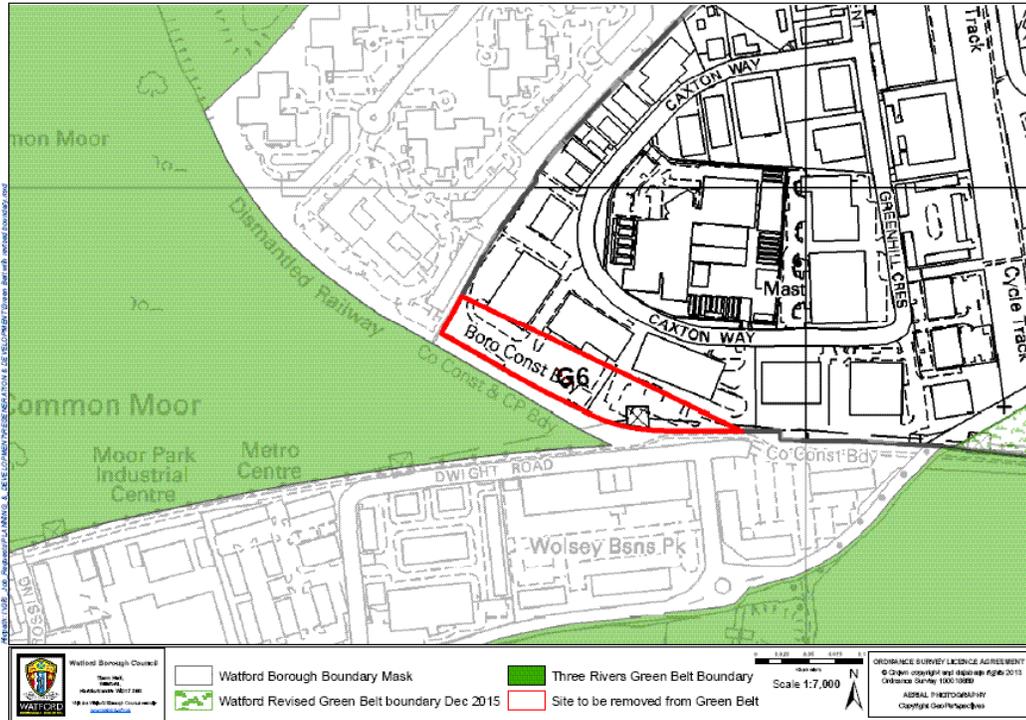


- 1.14** In the Local Plan Part 2 Second Consultation we consulted upon a Gypsy and Traveller Site Allocation within the Green Belt at Tolpits Lane. At that stage we did not propose to remove the site from the Green Belt, in order to ensure that other forms of development could not then be proposed without a need to demonstrate very special circumstances (the test for applications within the Green Belt). In light of subsequent clarification of national policy, we now propose that this site should be removed from the Green Belt. At the same time, it makes sense to also remove the existing site from the Green Belt and to safeguard it for continued use as a Gypsy and Traveller site.
- 1.15** We do not currently consider there are exceptional circumstances for the additions that featured in the first consultation.
- 1.16** The exceptional circumstances to justify each change are set out below, along with a map of each area which shows the area removed from the Green Belt.

**G6 Caxton Way:**

- 1.17** The NPPF states that green belt boundaries should be capable of enduring beyond the plan period.
- 1.18** This 1.1ha site falls within a designated employment area and is currently covered in hard surfacing and used for vehicle parking. It does not fulfil any of the purposes of the Green Belt as identified in the NPPF. Removing the site in Caxton Way and redrawing the boundary along Ebury Way results in a more clearly defined and defensible boundary which would better meet the requirements of national policy and guidance on Green Belts.
- 1.19** As this site already functions as part of the Watford Business Park employment area the employment designation is extended to include site G6.





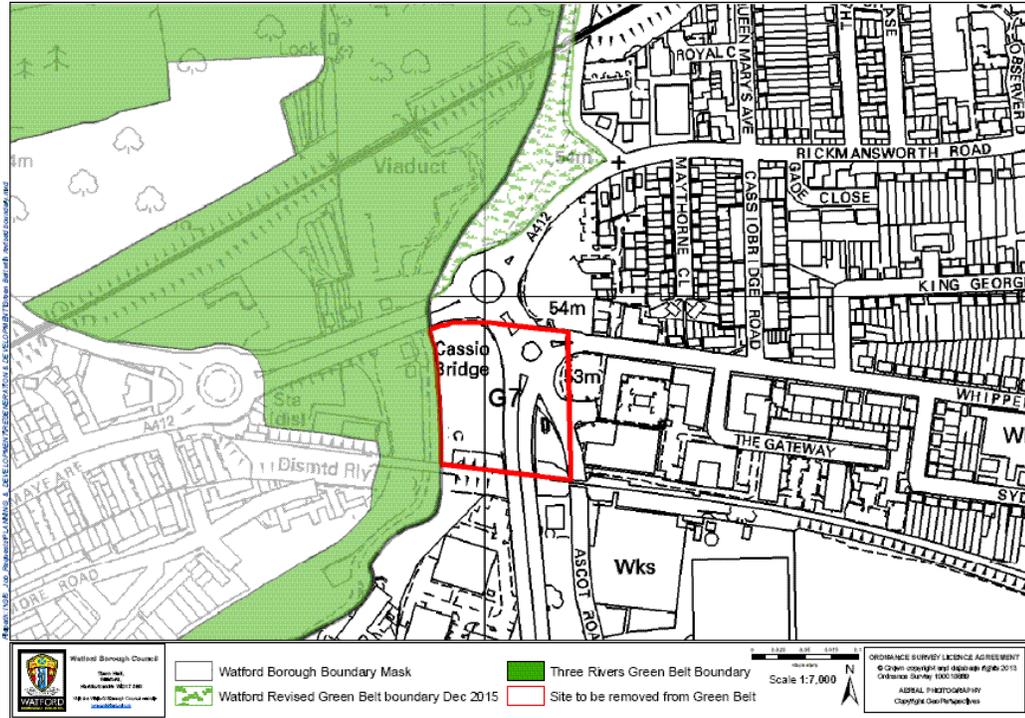
**MAP 4: Green Belt change at G6 Caxton Way**

Area covered by hardstanding	1.1ha
Open area	0 ha
Total Site Area	1.1ha

**G7 Clock Tower:**

**1.20** Much of this 1.7ha site consists of a road junction and will be crossed by the new viaduct for the fully funded Metropolitan Line Extension to Watford Junction due to start services in 2020/21. The continued inclusion of G7 in the Green Belt does not make a logical and defensible boundary. The small part of the site (0.8ha) which is open is designated as a wildlife site – there is no need for it to form part of the Green Belt.





MAP 5: Green Belt Change at G7 Clock Tower

Wildlife site	0.8ha
Road and road junction	0.6ha
Areas between roads	0.3ha
Total site area	1.7ha

### G8 High Road

**1.21** This 0.4ha site, along with adjoining land in Three Rivers District, was developed for housing in the early 2000s further to an outline permission granted back in 1995, linked to the development of the film studios. It makes no contribution to the Green Belt. The adjacent area of housing within Three Rivers District was removed from the Green Belt in 2014.





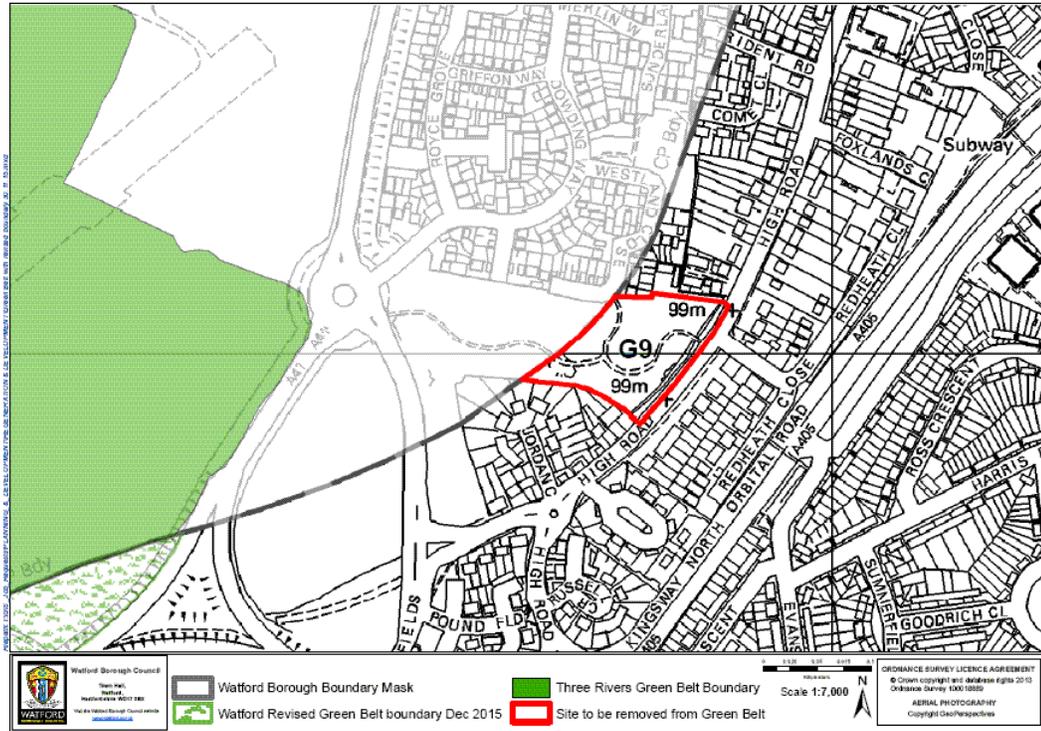
MAP 6: Green Belt Change at G8 High Road (previously developed site)

Area already developed	0.4ha
Total Site Area	0.4ha

### G9 High Road

**1.22** Changes to the Green Belt boundary adjoining this site were made in the Three Rivers Local Plan, in recognition of existing built development including Leavesden Studios and an area of housing. As a result, this 1ha area of open space is isolated from the rest of the Green Belt. The change is therefore necessary to maintain a logical and defensible boundary. The site is already identified as open space so will not be built on.





MAP 7: Green Belt Changes at High Road

Open area	1 ha
Total Site Area	1.1ha

### G10 Ashfields

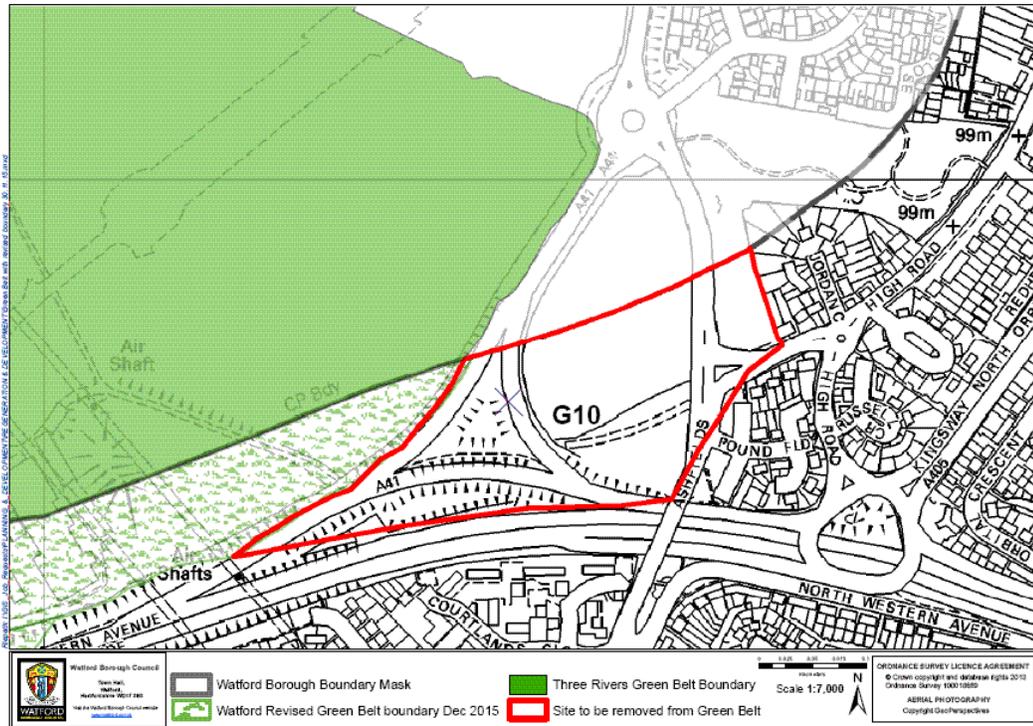
**1.23** Around 40% of this 5.7ha area (The Island Site) is proposed for the expansion of the internationally renowned Leavesden Studios (site allocation EMP6). The remainder is made up of isolated pockets of land surrounded by major roads. The allocation of the Island Site for development in connection with Leavesden Studios is not possible without removing the site from the Green Belt. The northern part of the Island Site falls within Three Rivers District and has already been removed from the Green Belt, therefore the change is also needed to maintain a logical boundary and defensible green belt boundary.

**1.24** Providing space for the expansion of Leavesden Studios operations is considered to be an exceptional circumstance due to:



## Appendix J: Changes to the Green Belt Boundary

- The national and international significance of the studios and benefits it can bring to UK.
- The economic and social benefits of retaining and expanding the studios and related development.
- The lack of alternative sites given the need for co-location of facilities.



MAP 8: Green Belt Changes at Ashfields

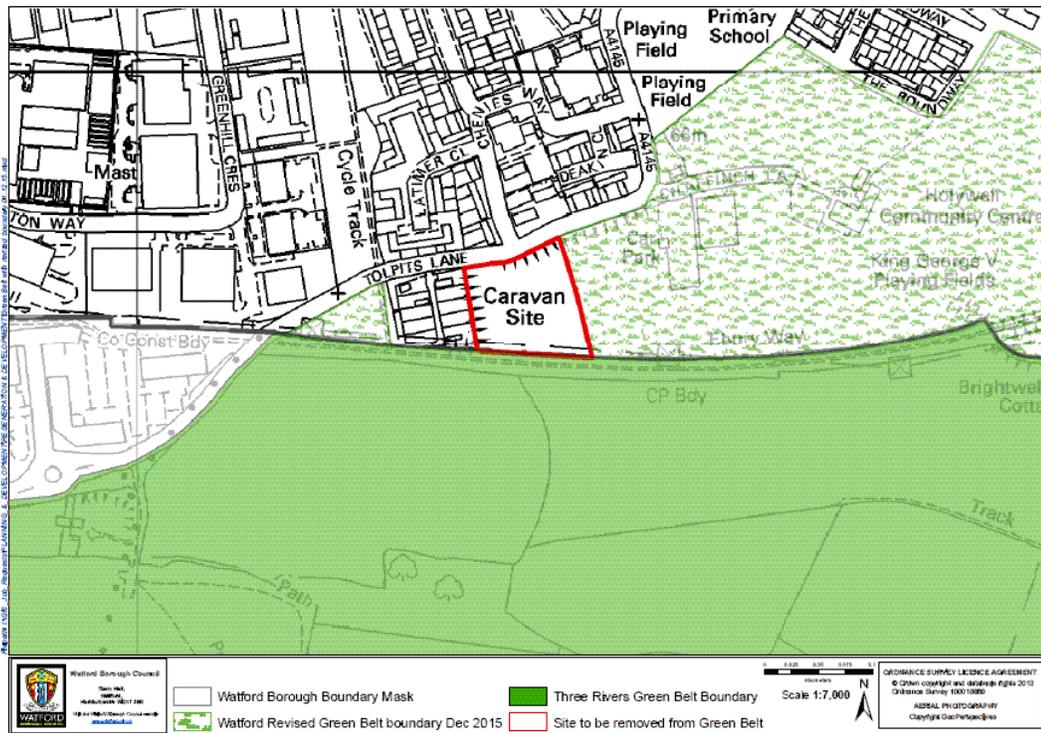
Area covered by existing roads	1.1ha
Space between major roads	1.8ha
Area allocated for Leavesden Studios (EMP6)	2.4ha
Accessible open area	0.4ha
Total Site Area	5.7ha



**G11 / GT1 Land at Tolpits Lane**

**1.25** The adopted Core Strategy identifies a need to accommodate an additional 20 pitches by 2021, with a site in the vicinity of the existing Tolpits Lane site as the preferred location. Thus the principle of this allocation has already been established. No alternative sites have been found nor have any alternatives been proposed during previous consultations/ call for sites.

**1.26** This site is 0.9 ha



MAP 9: Green Belt Changes at Proposed Gypsy and Traveller Site, Tolpits Lane

Open area	0.9ha
Total Site Area	0.9ha



**G12 / GT2 Existing Gypsy and Traveller Site – Tolpits Lane:**

- 1.27 The existing site is also to be removed from the Green Belt for consistency. It is safeguarded for continuing use as a gypsy and traveller site.
- 1.28 The site area is 0.5ha



MAP 10: Green Belt changes at existing Gypsy and Traveller Site, Tolpits Lane

Area covered by hardstanding	0.5ha
Total Site Area	0.5ha



## Appendix K: Local Plan Part 2 Monitoring Framework

Local Plan Part 2 Policy	Indicators	Monitoring Mechanism	Target, if applicable
<b>3. Sustainable Development</b>			
<b>Policy SD 10</b> Waste	Percentage of waste reused, recycled or composted	Reported annually through the AMR	50% by 2020 or as amended by Waste Strategy
<b>Policy SD 14</b> Noise	Noise Complaints received per 1,000 population	Reported annually through the AMR	Decreasing trend
<b>4. Town and Local Centres / Retail</b>			
<b>Policy TLC 3</b> Restriction of Non-Retail Uses in Prime Retail Frontage	% of retail/non-retail use in prime retail frontage	Individual planning applications Annual shopping survey reported through the AMR	A minimum 60% to be A1 (of ground floor shop units)
<b>Policy TLC 4</b> Restriction of Non-Retail Uses in the INTU Watford (former Harlequin Centre and Charter Place)	% of retail/non-retail use in INTU Watford	Individual planning applications Annual shopping survey reported through the AMR	A minimum 90%, to be A1 (excluding the food court)
<b>Policy TLC 5</b> Restriction of Non-Retail Uses Within Secondary Retail Frontage	% of retail/non-retail use in secondary retail frontage	Individual planning applications Annual shopping survey reported through the AMR	No increase in A4/A5
<b>Policy TLC 6</b> A3 Hub Areas	% of A1 retail and A3 restaurants & cafes/ non-retail in A3 hub areas	Individual planning applications Annual shopping survey reported through the AMR	Increase in the percentage of A3; no increase in the percentage of A4 and A5



Appendix K: Local Plan Part 2 Monitoring Framework

<b>Local Plan Part 2 Policy</b>	<b>Indicators</b>	<b>Monitoring Mechanism</b>	<b>Target, if applicable</b>
<b>Policy TLC 7</b> Restriction of Betting and Money Shops Clusters	Change in the number of betting and money shops	Individual planning applications  Annual shopping survey reported through the AMR	Development will be monitored
<b>Policy TLC 11</b> Restriction of Non A1 Use Classes in District and Local Centres	% of retail/non-retail use (at ground floor level) in District and Local Centres	Individual planning applications  Annual shopping survey reported through the AMR	A minimum 50% of total units in each district and local centre, to be A1
<b>5. Housing</b>			
<b>Policy HS 5</b> Conversion of Houses in Multiple Occupation (HMOs) to Flats	Net additional dwellings as a result of conversions (number of HMOs before conversion and number of dwellings after conversion)	Individual planning applications  Reported annually through the AMR	Development will be monitored
<b>Policy HS 6</b> Applications for Houses in Multiple Occupation (HMOs), self-contained flats (as block HMOs) or Hostels	Number & % of additional HMOs as a proportion of net additional dwellings	Individual planning applications  Reported annually through the AMR	Development will be monitored
<b>Policy HS 7</b> Conversions and Subdivision of Family Housing	Net additional dwellings as a result of conversions (number of dwellings before conversion and number of dwellings after conversion)	Individual planning applications  Reported annually through the AMR	Development will be monitored
<b>6. Economic Development and Employment</b>			
<b>Policy EMP5</b> Clarendon Road, Station Road and	Office floorspace completed (including gains, losses) in	Individual planning applications	Net gain in office



Appendix K: Local Plan Part 2 Monitoring Framework

Local Plan Part 2 Policy	Indicators	Monitoring Mechanism	Target, if applicable
Bridle Path Office Area	the Clarendon Road, Station Road and Bridle Path office area (proposed Employment Area E5)	Reported annually through the AMR	floorspace in Employment Area E5
<b>8. Transport</b>			
<b>Policy T 7</b> Car clubs and charging points for low emission vehicles	Number of new electric charging points	Reported annually through the AMR	Increasing trend
<b>11. Green Infrastructure</b>			
<b>Policy GI7</b> <b>Protection and Restoration of River Corridors and Watercourses</b>	River Quality in Hertfordshire – improvement desired.	Reported annually through the AMR	The Water Framework Directive sets a target for all rivers to have a ‘good’ ecological status or potential by 2027



## Appendix L: Core Strategy 2013 Monitoring Framework

Core Strategy Chapter	Indicator	Type of Indicator	Policies covered	Monitoring Mechanism & target if applicable
Spatial Strategy	Total amount of employment floorspace on previously developed land (PDL) – by type	BD2 Core	SS1 Spatial Strategy	90% of employment floorspace completed on PDL
	New and converted dwellings – on previously developed land	H3 Core	SS1 Spatial Strategy HS1 Housing Supply and Residential Site Selection	80% residential development on PDL
	Housing trajectory data – plan period and housing targets; net additional dwellings for past, current and future years of plan period to illustrate the expected rate of housing delivery for both market and affordable housing; the five year housing supply; managed delivery target	H1 Core, H2 a)b)c)d)	SS1 Spatial Strategy HS1 Housing Supply and Residential Site Selection	A minimum of 6,500 homes 2006-2031, average 260 p.a. Maintaining minimum 105% 5 year housing supply
	Total number of jobs <ul style="list-style-type: none"> <li>In local authority area</li> <li>in SPA1 Town centre</li> <li>in SPA2 Watford Junction</li> </ul>	Local	SS1 Spatial Strategy EMP1 Economic Development SPA1 Town centre SPA2 Watford Junction SPA3 Health Campus SPA6 Western	A minimum of 7,000 additional jobs in local authority area between 2006-2031, expected to be delivered within the following areas: SPA1 Town Centre - 3,300 to 4,200 jobs within the wider town centre area (as shown in Figure 6)



Appendix L: Core Strategy 2013 Monitoring Framework

Core Strategy Chapter	Indicator	Type of Indicator	Policies covered	Monitoring Mechanism & target if applicable
	<ul style="list-style-type: none"> <li>• in SPA3 Health Campus</li> <li>• in SPA6 Western Gateway</li> </ul>		Gateway	<p>SPA2 Watford Junction – 1,350 to 2,350 jobs</p> <p>SPA3 Health Campus – 1,000 to 1,900 jobs</p> <p>SPA6 Western Gateway – 700 to 2,000 jobs in Watford Business Park and 150 retail jobs at Ascot Road</p> <p>(Allocated employment areas outside of the SPAs - 500 jobs are expected to be delivered through the reoccupation or redevelopment of vacant space)</p>
	<p>Total amount of additional employment floorspace completed, by type</p> <ul style="list-style-type: none"> <li>• in allocated employment areas</li> <li>• in local authority area</li> <li>• in SPA1 Town centre</li> </ul>	BD1 Core	<p>SS1 Spatial Strategy</p> <p>SPA1 Town centre</p> <p>SPA2 Watford Junction</p> <p>SPA3 Health Campus</p> <p>SPA6 Western Gateway</p> <p>EMP1 Economic Development</p>	Development will be monitored as a proportion of additional employment floorspace completed by LA



Core Strategy Chapter	Indicator	Type of Indicator	Policies covered	Monitoring Mechanism & target if applicable
	<ul style="list-style-type: none"> <li>in SPA2 Watford Junction</li> <li>in SPA3 Health Campus</li> <li>in SPA6 Western Gateway</li> </ul>			
	Net additional dwellings by <ul style="list-style-type: none"> <li>local authority area</li> <li>SPA1 Town centre</li> <li>SPA2 Watford Junction</li> <li>SPA3 Health Campus</li> <li>SPA6 Western Gateway</li> </ul>	Local	SS1 Spatial Strategy SPA1 Town centre SPA2 Watford Junction SPA3 Health Campus SPA6 Western Gateway HS1 Housing Supply and Residential Site Selection	SPA1 Town centre – development will be monitored as a proportion of net additional dwellings by LA SPA2 Watford Junction – progress on 1500 homes reviewed annually SPA3 Health Campus– progress on 500 homes reviewed annually SPA6 Western Gateway – progress on 300 homes reviewed annually
	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	E1 Core	SS1 Spatial Strategy SD2 Water	No planning permissions granted contrary to Environment Agency advice - any objections received from the Environment Agency to be subsequently withdrawn following fulfilment of recommendations
<b>Special Policy Areas and</b>	Total amount of additional employment floorspace	BD1 Core	SPA1 Town centre SPA2 Watford	Development will be monitored as a proportion of additional



Core Strategy Chapter	Indicator	Type of Indicator	Policies covered	Monitoring Mechanism & target if applicable
Infrastructure Projects	completed, by type <ul style="list-style-type: none"> <li>in allocated employment areas</li> <li>in local authority area</li> <li>in SPA1 Town centre</li> <li>in SPA2 Watford Junction</li> <li>in SPA3 Health Campus</li> <li>in SPA6 Western Gateway</li> </ul>		Junction SPA3 Health Campus SPA6 Western Gateway SS1 Spatial Strategy EMP1 Economic Development	employment floorspace completed by LA
	Net additional dwellings by <ul style="list-style-type: none"> <li>local authority area</li> <li>SPA1 Town centre</li> <li>SPA2 Watford Junction</li> <li>SPA3 Health Campus</li> <li>SPA6 Western Gateway</li> </ul>	Local	SS1 Spatial Strategy SPA1 Town centre SPA2 Watford Junction SPA3 Health Campus SPA6 Western Gateway HS1 Housing Supply and Residential Site Selection	SPA1 Town centre – development will be monitored as a proportion of net additional dwellings by LA SPA2 Watford Junction – progress on 1500 homes reviewed annually SPA3 Health Campus– progress on 500 homes reviewed annually SPA6 Western Gateway – progress on 300 homes reviewed annually
	General update on development progress	Local	SPA4 Lower High Street	Progress of development will be monitored



Appendix L: Core Strategy 2013 Monitoring Framework

Core Strategy Chapter	Indicator	Type of Indicator	Policies covered	Monitoring Mechanism & target if applicable
			SPA5 Dome Roundabout, SPA6 Western Gateway IP1 Croxley Rail Link IP2 The Abbey Flyer IP3 Watford Junction Station	
<b>Sustainable Development</b>	Building for Life Assessments - on sites of 10 or more housing units	H6 Core	SD1 Sustainable Design HS1 Housing Supply and Residential Site Selection UD1 Delivering High Quality Design	Trend of scores of increasing quality desired
	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	E1 Core	SD2 Water SS1 Spatial Strategy	No planning permissions granted contrary to Environment Agency advice - any objections received from the Environment Agency to be subsequently withdrawn following fulfilment of recommendations
	Average water consumption	Local	SD2 Water	Reducing trend



Appendix L: Core Strategy 2013 Monitoring Framework

Core Strategy Chapter	Indicator	Type of Indicator	Policies covered	Monitoring Mechanism & target if applicable
	Per capita CO2 emissions in LA	NI 186 National	SD3 Climate Change	Reducing trend
	Renewable Energy Generation - by installed capacity and type	E3 Core	SD3 Climate Change	Increasing trend
	Air Quality and Air Management Areas	Local	SD3 Climate Change T3 Improving Accessibility	Improvement in quality
<b>Town and Local Centre Development</b>	Amount of completed retail, office and leisure development <ul style="list-style-type: none"> <li>• within town centre</li> <li>• within local authority area</li> </ul>	BD4 Core	TLC1 Town Centre Development	Development will be monitored in the town centre as a proportion of development of retail and other town centre uses within the LA, with 20,000 sq m gross retail floorspace expected to be delivered between 2006-2031; 10,000 sq m net retail floorspace expected to be delivered at Charter Place in the town centre by 2020 and net convenience retail sales area not exceeding 2,500 sq m at Ascot Road.
	Amount of completed retail development in neighbourhood centres	Local	TLC2 Neighbourhood Centres	Development will be monitored as a proportion of retail development within the LA
	Access to local facilities in neighbourhood centres as per	Local	TLC2 Neighbourhood Centres	Development will be monitored. The Council will use the distances



Core Strategy Chapter	Indicator	Type of Indicator	Policies covered	Monitoring Mechanism & target if applicable
	Table 5			set out in Table 5 as a measure of how sustainable a centre is and will use this measure to assess new proposals for services identified on the table
<b>Housing</b>	Housing trajectory data – plan period and housing targets; net additional dwellings for past, current and future years of plan period to illustrate the expected rate of housing delivery for both market and affordable housing; <del>including</del> the five year housing supply; managed delivery target	H1 Core, H2 a)b)c)d)	HS1 Housing Supply and Residential Site Selection SS1 Spatial Strategy	A minimum of 6,500 homes 2006-2031, average 260 p.a. Maintaining minimum 105% 5 year housing supply
	Net additional dwellings by size, market or affordable tenure and type	Local	HS1 Housing Supply and Residential Site Selection	Will be as per the Residential Design Guide, and Character of the Area Study
	New and converted dwellings – on previously developed land	H3 Core	HS1 Housing Supply and Residential Site Selection SS1 Spatial Strategy	80% residential development on PDL
	Building for Life Assessments - on sites of 10 or more housing units	H6 Core	HS1 Housing Supply and Residential Site Selection UD1 Delivering High	Trend of scores of increasing quality desired



Appendix L: Core Strategy 2013 Monitoring Framework

Core Strategy Chapter	Indicator	Type of Indicator	Policies covered	Monitoring Mechanism & target if applicable
			Quality Design SD1 Sustainable Design	
	Net additional pitches (Gypsy and Traveller)	H4 Core	HS1 Housing Supply and Residential Site Selection HS4 Gypsies and Travellers	20 Gypsy and Traveller pitches by 2021. No specific target for transit and show people sites - development will be monitored
	Housing density	Local	HS2 Housing Mix	Will be as per the Residential Design Guide and Character of the Area Study
	Gross affordable housing completions	H5 Core/ NI 155 National	HS3 Affordable Housing	35% affordable housing will be sought on major applications of 10 residential units and above (or sites of more than 0.5 ha)
	Gross affordable housing completions as percentage of gross housing completions on qualifying sites	Local	HS3 Affordable Housing HS1 Housing Supply and Residential Site Selection	35% affordable housing will be sought on major applications of 10 residential units and above (or sites of more than 0.5 ha)
	Gross affordable housing commitments	Local	HS3 Affordable Housing	35% affordable housing will be sought on major applications of 10 residential units and above (or sites of more than 0.5 ha)
	Affordable housing mix	Local	HS3 Affordable Housing	Target for social rent 20%, affordable rent 65%, intermediate affordable 15%. The council will



Core Strategy Chapter	Indicator	Type of Indicator	Policies covered	Monitoring Mechanism & target if applicable
				produce further guidance on the provision of affordable housing in the borough.
<p><b>Economic Development and Employment</b></p>	<p>Total number of jobs</p> <ul style="list-style-type: none"> <li>• In local authority area</li> <li>• in SPA1 Town centre</li> <li>• in SPA2 Watford Junction</li> <li>• in SPA3 Health Campus</li> <li>• in SPA6 Western Gateway</li> </ul>	<p>Local</p>	<p>SS1 Spatial Strategy                      EMP1 Economic Development                      SPA1 Town centre                      SPA2 Watford Junction                      SPA3 Health Campus                      SPA6 Western Gateway</p>	<p>A minimum of 7,000 additional jobs in local authority area between 2006-2031, expected to be delivered within the following areas:</p> <p>SPA1 Town Centre - 3,300 to 4,200 jobs within the wider town centre area (as shown in Figure 6)</p> <p>SPA2 Watford Junction – 1,350 to 2,350 jobs</p> <p>SPA3 Health Campus – 1,000 to 1,900 jobs</p> <p>SPA6 Western Gateway – 700 to 2,000 jobs in Watford Business Park and 150 retail jobs at Ascot Road</p> <p>(Allocated employment areas outside of the SPAs - 500 jobs are expected to be delivered through the reoccupation or redevelopment of vacant space)</p>



Core Strategy Chapter	Indicator	Type of Indicator	Policies covered	Monitoring Mechanism & target if applicable
	GCSE and Equiv. results	Local	EMP1 Economic Development	Increasing trend
	Qualifications of working age pop.	Local	EMP1 Economic Development	Increasing trend
	Employment land available by type – where planning permission granted but not yet implemented) <ul style="list-style-type: none"> <li>- in allocated employment areas</li> <li>- in local authority area</li> </ul>	BD3 Core	Emp2 Supply of Employment Land	Availability will be monitored to ensure an ongoing supply.
	Total amount of additional employment floorspace completed, by type <ul style="list-style-type: none"> <li>• in allocated employment areas</li> <li>• in local authority area</li> <li>• in SPA1 Town centre</li> <li>• in SPA2 Watford Junction</li> <li>• in SPA3 Health Campus</li> <li>• in SPA6 Western Gateway</li> </ul>	BD1 Core	EMP1 Economic Development SS1 Spatial Strategy SPA1 Town centre SPA2 Watford Junction SPA3 Health Campus SPA6 Western Gateway	Development will be monitored as a proportion of additional employment floorspace completed by LA



Appendix L: Core Strategy 2013 Monitoring Framework

Core Strategy Chapter	Indicator	Type of Indicator	Policies covered	Monitoring Mechanism & target if applicable
<b>Transport</b>	Percentage change in total vehicle Kilometreage on HCC roads in Watford	Local	T5 Providing New Infrastructure	Change will be monitored
	Accessibility – percentage of new residential development within 400 metres public transport time of services/key activities	Local	T2 Location of New Development T3 Improving Accessibility T4 Transport Assessments	Development will be monitored
	Travel mode shares	Local	T3 Improving Accessibility	Increasing use of cycling, walking, public transport and reduction in travel by car mode desired
	Cycle route usage – number of trips and % change	Local	T3 Improving Accessibility	Increasing trend
	Amount of cycle route delivered in Watford	Local	T3 Improving Accessibility	Additional cycle route delivered will be monitored
	Amount of completed residential development within UCOs A,B and D complying with car-parking standards set out in the LDF	Local	T2 Location of New Development	Development will be monitored
	General update on development progress re: Croxley Rail Link, Watford Junction Interchange and conversion of Abbey Flyer from Heavy Rail to Light Rail.	Local	T1 Regional Transport Node	Progress of development will be monitored



Appendix L: Core Strategy 2013 Monitoring Framework

Core Strategy Chapter	Indicator	Type of Indicator	Policies covered	Monitoring Mechanism & target if applicable
	Progress update on Planning obligations - monies received and infrastructure provided	Local	T5 Providing New Infrastructure INF1 Infrastructure Delivery and Planning Obligations	Section 106 funded schemes and CIL funded schemes will be monitored against the Infrastructure Delivery Plan, which will be regularly updated every two to three years and the requirements of the Core Strategy
<b>Infrastructure Delivery</b>	Progress update on Planning obligations - monies received and infrastructure provided	Local	INF1 Infrastructure Delivery and Planning Obligations T5 Providing New Infrastructure	Section 106 funded schemes and CIL funded schemes will be monitored against the Infrastructure Delivery Plan, which will be regularly updated every two to three years and the requirements of the Core Strategy.
<b>Urban Design and Built Heritage</b>	Building for Life Assessments - on sites of 10 or more housing units	H6 Core	UD1 Delivering High Quality Design HS1 Housing Supply and Residential Site Selection SD1 Sustainable Design	Trend of scores of increasing quality desired
	Conservation character area appraisals completed	Local	UD2 Built Heritage Conservation	Character appraisals to be updated every five years.



Core Strategy Chapter	Indicator	Type of Indicator	Policies covered	Monitoring Mechanism & target if applicable
	Buildings on buildings at risk register	Local	UD2 Built Heritage Conservation	Decreasing trend desired - National Register updated every 5 years
	Listed buildings demolished	Local	UD2 Built Heritage Conservation	To be reviewed annually
<b>Green Infrastructure</b>	Change (in hectares) of total open space	Local	GI1 Green Infrastructure	No reduction in quantity or quality desired
	Amount of eligible open spaces managed to Green Flag award standard	Local	GI1 Green Infrastructure	No reduction desired
	Maintain the general extent of the green belt	Local	GI2 Green Belt	Maintain the general extent of the green belt
	Change in areas of biodiversity importance – to show losses or additions to biodiversity habitat	Core E2	GI3 Biodiversity	No reduction in number and area desired

July 2016 note on amendments to Core Strategy Monitoring Framework

- The indicator ‘Incidents of flooding’ with a target of ‘reducing trend’ has been removed as it was found to be not statistically robust. Flooding is weather dependent so there is a natural variability in the incidence of flooding which would mask any trend, especially over a period of years, given that in an average year the numbers being reported are fairly low. There remain a number of other indicators in place which monitor SS1 Spatial Strategy and SD2 Water.
- The indicator ‘Conservation Area Management Plan’ with a target of ‘consultation draft document by 2013’ has been removed as it was achieved and the final document was adopted by Watford Borough Council Cabinet on 8 July 2013.
- The indicator ‘Conservation Character area appraisals completed’ had an original target of ‘100% by 31/3/2012’ which was achieved by the target date. Subsequently, 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. The indicator has been retained with a new target of ‘character appraisals to be updated every five years’.



## Appendix M: Replaced Watford District 2000 Policies

### Status of Watford District Plan policies:

The table below shows the status of all policies in the Watford District Plan 2000. Current Policies are highlighted in yellow and shown in bold text. Policies which are no longer current are shown with strikethrough.

Some policies expired in 2007 as they were not “saved” by the “Saving direction” issued by Government at that time.

Other policies were either replaced or deleted on adoption of the Local Plan Core Strategy in 2013. Where policies were replaced the relevant new policies are shown in brackets.

Policy Number	Name	Status	To be replaced in LP2
<del>SE1</del>	<del>Making Development Sustainable</del>	Replaced by Core Strategy ( SS1,SD1,SD3)	
<del>SE2</del>	<del>Mixed Use Developments</del>	Expired 2007	
<del>SE3</del>	<del>Environmental Impact Assessments</del>	Expired 2007	
<del>SE4</del>	<del>Energy Efficient Design</del>	Replaced by Core Strategy ( SD1, SD3)	
<del>SE6</del>	<del>Minerals, Waste and Consultation</del>	Expired 2007	
<b>SE7</b>	<b>Waste Storage, Recovery and Recycling in New Development</b>	<b>Current</b>	<b>SD10 Waste</b>
<del>SE8</del>	<del>Re-use of Materials in New Developments</del>	Expired 2007	
<del>SE9</del>	<del>Green Belt – New Development</del>	Replaced by Core Strategy ( GI1)	
<del>SE10</del>	<del>Cemeteries, Memorial Gardens and Green Burials</del>	Expired 2007	
<del>SE11</del>	<del>Re-use of Existing Buildings in the Green Belt</del>	Expired 2007	



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SE12	Visual Amenity of the Green Belt	Replaced by Core Strategy ( GI2)	
SE13	Major Developed Sites in the Green Belt	Deleted on adoption of Core Strategy 2013	
SE14	Leavesden Studios Site	Deleted on adoption of Core Strategy 2013	
SE15	Sporting Facilities in the Green Belt	Expired 2007	
SE16	Public Access to the Green Belt	Expired 2007	
SE17	Landscape Improvement Schemes	Expired 2007	
SE18	Colne Valley Linear Park	Replaced by Core Strategy ( GI1)	
SE19	Grand Union Canal Corridor	Replaced by Core Strategy ( GI1)	
<b>SE20</b>	<b>Air Quality</b>	<b>Current</b>	<b>SD13 Air Quality</b>
<b>SE21</b>	<b>Air Quality Management Areas</b>	<b>Current</b>	<b>SD13 Air Quality</b>
<b>SE22</b>	<b>Noise</b>	<b>Current</b>	<b>SD14 Noise</b>
<b>SE23</b>	<b>Light Pollution</b>	<b>Current</b>	<b>SD15 External Lighting</b>
<b>SE24</b>	<b>Unstable and Contaminated Land</b>	<b>Current</b>	<b>SD11 Unstable, Contaminated and Potentially Contaminated Land</b>
<b>SE25</b>	<b>Potentially Hazardous or Polluting Development</b>	<b>Current</b>	<b>SD12 Potentially Hazardous or Polluting Development</b>
<b>SE26</b>	<b>Watercourses</b>	<b>Current</b>	<b>GI6 Protecting and Enhancing the Grand Union Canal, GI7 Protection and Restoration of River Corridors and Watercourses</b>
<b>SE27</b>	<b>Flood Prevention</b>	<b>Current</b>	<b>SD8 Managing Flood Risk and the Water Environment</b>
<b>SE28</b>	<b>Groundwater Quality</b>	<b>Current</b>	<b>SD12 Potentially Hazardous or Polluting Development</b>
SE29	Utilities Infrastructure	Replaced by Core Strategy (INF1)	
SE30	Surface Water Run-off, Water Conservation	Replaced by Core Strategy (SD2)	



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	<del>and Sustainable Design</del>		
SE31	<del>Species Protection</del>	Expired 2007	
SE32	<del>Sites of Nature Conservation Importance</del>	Replaced by Core Strategy (GI1 and GI2)	
SE33	<del>Nature Conservation and Biodiversity Enhancement</del>	Replaced by Core Strategy (GI1 and GI2)	
SE34	<del>Watling Chase Community Forest</del>	Deleted on adoption of Core Strategy 2013	
SE35	<del>Urban Forestry</del>	Expired 2007	
SE36	<b>Replacement Trees and Hedgerows</b>	<b>Current</b>	<b>GI5 Trees, Woodlands and Hedgerows</b>
SE37	<b>Protection of Trees, Woodlands and Hedgerows</b>	<b>Current</b>	<b>GI5 Trees, Woodlands and Hedgerows</b>
SE38	<del>Access to Woodlands</del>	Expired 2007	
SE39	<b>Tree and Hedgerow Provisions in New Development</b>	<b>Current</b>	<b>GI5 Trees, Woodlands and Hedgerows</b>
SE40	<b>Landscape Character Area Assessment</b>	<b>Current</b>	<b>Covered by Core Strategy GI1 along with elements of GI6,GI7, UD4 of Local Plan Part 2</b>
SE41	<del>Green Zones</del>	Deleted on adoption of Core Strategy 2013	
SE42	<del>Home Zones</del>	Deleted on adoption of Core Strategy 2013	
T1	<del>South West Herts Transportation Strategy</del>	Replaced by Core Strategy (T5)	
T2	<del>Area Based Strategies</del>	Replaced by Core Strategy (T5)	
T3	<del>Land Use Strategy</del>	Expired 2007	
T4	<del>Transport and Development</del>	Replaced by Core Strategy ( T3, T4)	
T5	<del>New Development and Green Travel Plans</del>	Replaced by Core Strategy (T3)	
T6	<del>Pedestrian Facilities</del>	Replaced by Core Strategy (T3)	



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T7	<del>Pedestrian Facilities in Developments</del>	Replaced by Core Strategy (T3)	
T8	<del>Bridleways</del>	Deleted on adoption of Core Strategy 2013	
T9	<del>Cycling</del>	Replaced by Core Strategy (T5)	
<b>T10</b>	<b>Cycle Parking Standards</b>	<b>Current</b>	<b>T8 Cycle Parking Provision</b>
<del>T11</del>	<del>Passenger Transport and New Developments</del>	Replaced by Core Strategy ( T3, T4)	
<del>T12</del>	<del>Bus Services</del>	Expired 2007	
<del>T13</del>	<del>Bus Priority Measures</del>	Expired 2007	
<del>T14</del>	<del>Town Centre Bus Interchange</del>	Expired 2007	
<del>T15</del>	<del>Taxi Provision</del>	Replaced by Core Strategy (T3)	
<del>T16</del>	<del>Rail Use</del>	Replaced by Core Strategy (T1)	
<del>T17</del>	<del>Croxley Rail Link</del>	Expired 2007	
<del>T18</del>	<del>Hertfordshire East West Passenger Transport Links</del>	Expired 2007	
<del>T19</del>	<del>Canal Transport</del>	Expired 2007	
T20	Transport Proposals	Replaced by Core Strategy (T1,T5)	
<b>T21</b>	<b>Access and Servicing</b>	<b>Current</b>	<b>T9 Access and Servicing</b>
<b>T22</b>	<b>Car Parking Standards</b>	<b>Current</b>	<b>T6 Car Parking Provision and T7 Car Clubs in Charging Points the Low Emission Vehicles</b>
T23	Non-Residential Development	Replaced by Core Strategy (SS1,T2)	
<b>T24</b>	<b>Residential Development</b>	<b>Current</b>	<b>T6 Car Parking Provision and T7 Car Clubs in Charging Points the Low Emission Vehicles</b>
T25	On Street Parking Control		
<b>T26</b>	<b>Car Free Residential Development</b>	<b>Current</b>	<b>T6 Car Parking Provision and T7 Car Clubs in Charging</b>



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			Points the Low Emission Vehicles
T27	Car Park Location and Design	Replaced by Core Strategy (T2,T3,T4,UD1)	
T28	Park and Ride	Expired 2007	
T29	Powered Two Wheelers	Deleted on adoption of Core Strategy 2013	
T30	Lorries in Residential Areas	Expired 2007	
H1	No Loss of Housing	Replaced by Core Strategy (HS2)	
H2	Housing Need Structure Plan Requirements	Replaced by Core Strategy (HS1)	
H3	Phased Release of Housing Land	Expired 2007	
H4	Empty Homes	Expired 2007	
H5	Development on Previously Developed Land	Replaced by Core Strategy (HS1)	
H6	Town Centre Mixed Use Development	Deleted on adoption of Core Strategy	
H7	Primarily Residential Areas	Deleted on adoption of Core Strategy	
H8	Residential Standards	Replaced by Core Strategy (UD1,SD1)	
<b>H9</b>	<b>Back Garden Development</b>	<b>Current</b>	<b>HS10 Garden Development</b>
<b>H10</b>	<b>Planning Agreements for Educational and Community Facilities</b>	<b>Current</b>	<b>Covered by Core Strategy INF1 and the CIL Charging Schedule – to be supplemented by a new Developer Contributions SPD</b>
H11	Housing Mix	Replaced by Core Strategy (HS2)	
H12	Housing Density Standards	Replaced by Core Strategy (HS2)	
<b>H13</b>	<b>Conversions</b>	<b>Current</b>	<b>HS6 Applications for HMOs</b>



Appendix M: Replaced Watford District 2000 Policies

			etc, and HS7 Conversion and Subdivision of Family Housing
<b>H14</b>	<b>Conversions: Provision of Family Sized Units</b>	<b>Current</b>	<b>HS7 Conversion and Subdivision of Family Housing</b>
<b>H15</b>	<b>Non Residential Proposals in Residential Areas</b>	<b>Current</b>	<b>HS8 Non-Residential Proposals in Residential Areas</b>
<b>H16</b>	<b>Retention of Affordable Housing</b>	<b>Current</b>	<b>HS9 Retention of Affordable Housing</b>
H17	Provision of Affordable Housing	Replaced by Core Strategy (HS3)	
H18	Affordable Housing Below Threshold	Expired 2007	
H19	Joint Working	Expired 2007	
H20	Lifetime Housing	Expired 2007	
H21	Housing in Multiple Occupation (HMO) Provision	Expired 2007	
H22	Housing for Older People (Sheltered)	Replaced by Core Strategy (HS2)	
H23	Special Needs Housing	Replaced by Core Strategy (HS2)	
H24	Travellers Accommodation	Expired 2007	
<b>E1</b>	<b>Employment Areas</b>	<b>Current</b>	<b>EMP3 Employment Areas</b>
<b>E2</b>	<b>Employment Use Outside Identified Employment Areas</b>	<b>Current</b>	<b>No direct replacement - covered sufficiently by other plan policies No specific replacement.</b>
E3	Small Units	Replaced by Core Strategy (EMP1)	
E4	Homeworking	Expired 2007	
<b>E5</b>	<b>Environmental Considerations</b>	<b>Current</b>	<b>No direct replacement - covered sufficiently by other plan policies including those in the Sustainable Development and Transport Policy Chapters</b>



Appendix M: Replaced Watford District 2000 Policies

E6	Change of Use from Class B Outside Employment Areas	Deleted on adoption of Core Strategy 2013	<b>Similar policy reintroduced: EMP4 Change of Use from B Class outside of Designated Employment Areas</b>
E7	Local Recruitment and Training	Expired 2007	
E8	Facilities for Employees	Replaced by Core Strategy (EMP2)	
S1	New Retail Development	Replaced by Core Strategy (TLC1)	
S2	Retail Development Outside Identified Areas	Expired 2007	
S3	Retail Impact Assessment	Expired 2007	
S4	Shop Design, Access and Facilities	Deleted on adoption of Core Strategy 2013	
<b>S5</b>	<b>Non-Retail Uses in Prime Retail Frontage</b>	<b>Current</b>	<b>TLC3 Restriction of Non retail Uses in Prime Retail Frontage</b>
<b>S6</b>	<b>Non-Retail Uses within the Harlequin Shopping Centre</b>	<b>Current</b>	<b>TLC4 restriction of nonretail uses in Intu Watford</b>
<b>S7</b>	<b>Secondary Retail Frontage</b>	<b>Current</b>	<b>TLC5 Restriction of Non retail Uses within Secondary Retail Frontage</b>
S8	Other Uses	Expired 2007	
<b>S9</b>	<b>Non-Retail Uses in North Watford Shopping Centre/Local Shopping Frontages</b>	<b>Current</b>	<b>TLC 11 Restriction of Non-A1 Use Classes in District and Local Centres</b>
S10	Shopping Policy Areas	Deleted on adoption of Core Strategy 2013	
<b>S11</b>	<b>Use Class A3 Food and Drink</b>	<b>Current</b>	<b>TLC6 A3 Hub Areas, TLC8 Nuisance and Community Safety</b>
<b>S12</b>	<b>Planning Conditions for Use Class A3 Food and Drink</b>	<b>Current</b>	<b>TLC8 Nuisance and Community Safety</b>
S13	Litter Management	Deleted on adoption of	



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		Core Strategy 2013	
S14	Provision of Litter Bins	Deleted on adoption of Core Strategy 2013	
S15	Litter Management Strategy	Deleted on adoption of Core Strategy 2013	
TC1	Town Centre Strategy	Replaced by Core Strategy (SPA1)	
TC2	Developer Contributions in the Town Centre	Replaced by Core Strategy (INF1)	
TC3	High Density Development	Expired 2007	
TC4	Non Retail Uses	Expired 2007	
TC5	Residential Uses	Expired 2007	
TC6	Redevelopment Opportunities	Expired 2007	
LHS1	Types of Development	Replaced by Core Strategy (SPA4)	
LHS2	Design/Landscaping	Expired 2007	
LHS3	Public Paths	Replaced by Core Strategy (SPA4,GI1,T3)	
LHS4	Residential Frontage	Replaced by Core Strategy (SPA4)	
L1	Leisure/Cultural Strategy	Replaced by Core Strategy (INF1,SPA1,TLC1,GI1)	
L2	Dual Use	Replaced by Core Strategy (GI1)	
L3	Sports and Leisure Facilities	Replaced by Core Strategy (GI1)	
L4	Open Space Protection	Replaced by Core Strategy (GI1)	
L5	Playing Fields	Replaced by Core Strategy (GI1)	
L6	Provision of Additional Open Space	Replaced by Core Strategy (GI1,GI2)	
L7	Pocket Parks	Expired 2007	
<b>L8</b>	<b>Open Space Provision in Housing</b>	<b>Current</b>	<b>GI9 Provision of Open Space and Play Space in</b>



Appendix M: Replaced Watford District 2000 Policies

	<b>Development</b>		<b>Residential Development</b>
<b>L9</b>	<b>Children's Play Space</b>	<b>Current</b>	<b>GI9 Provision of Open Space and Play Space in Residential Development</b>
L10	Youth Facilities	Expired 2007	
L11	Maintenance of Open Spaces, Play Areas and Pocket Parks	Replaced by Core Strategy (INF1)	
L12	Allotments	Replaced by Core Strategy (GI1)	
L13	Arts, Culture and Entertainment	Deleted on adoption of Core Strategy 2013	
L14	Tourism and Hotels	Replaced by Core Strategy (TLC1, T2)	
L15	Guest Houses and Boarding Houses	Expired 2007	
CS1	Location of Facilities	Replaced by Core Strategy(TLC1,T2)	
CS2	Existing Facilities	Expired 2007	
<b>CS3</b>	<b>Loss of Community Facilities</b>	<b>Current</b>	<b>TLC 12 Community Facilities</b>
CS4	Access to Community Facilities	Expired 2007	
CS5	Community Transport	Expired 2007	
<b>CS6</b>	<b>Childcare Facilities</b>	<b>Current</b>	<b>No direct replacement - covered sufficiently by other plan policies</b>
CS7	New Facilities	Expired 2007	
<b>CS8</b>	<b>Change of Use/Redevelopment</b>	<b>Current</b>	<b>TLC12 Community Facilities</b>
<b>CS9</b>	<b>Health Provision</b>	<b>Current</b>	<b>Covered by INF1 and IDP</b>
CS10	Residential Social Care	Deleted on adoption of Core Strategy 2013	
CS11	Religious Meeting Places and Community Halls	Expired 2007	
CS12	Emergency Services	Expired 2007	
U1	Quality of Design	Replaced by Core Strategy (UD1,SD1)	



Appendix M: Replaced Watford District 2000 Policies

U2	Design and Layout of Development	Replaced by Core Strategy (UD1,SD1)	
U3	Integration of Character	Replaced by Core Strategy (UD1)	
U4	Community Safety	Replaced by Core Strategy (UD1)	
U5	Access	Replaced by Core Strategy (UD1)	
U6	Landscape Design	Replaced by Core Strategy (UD1)	
U7	Development Density	Expired 2007	
U8	Public Art	Expired 2007	
U9	Urban Conservation Strategy	Expired 2007	
U10	Setting of Listed Buildings	Replaced by Core Strategy (UD2)	
U11	Change of Use of Listed Buildings	Replaced by Core Strategy (UD2)	
U12	Alterations and Extensions to Listed Buildings	Replaced by Core Strategy (UD2)	
U13	Demolition of Listed Buildings	Replaced by Core Strategy (UD2)	
U14	Repair and Maintenance of Listed Buildings	Replaced by Core Strategy (UD2)	
<b>U15</b>	<b>Buildings of Local Interest</b>	<b>Current</b>	<b>UD4 The Historic Environment</b>
U16	Conservation Areas	Replaced by Core Strategy (UD2)	
<b>U17</b>	<b>Setting of Conservation Areas</b>	<b>Current</b>	<b>UD4 The Historic Environment</b>
<b>U18</b>	<b>Design in Conservation Areas</b>	<b>Current</b>	<b>UD4 The Historic Environment</b>
<b>U19</b>	<b>Small Scale Development in Conservation Areas</b>	<b>Current</b>	<b>UD4 The Historic Environment</b>
<b>U20</b>	<b>Demolition in Conservation Areas</b>	<b>Current</b>	<b>UD4 The Historic Environment</b>
U21	Historic Parks and Gardens	Replaced by Core Strategy (UD2)	



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U22	Archaeological Remains	Expired 2007	
U23	Civic Core	Expired 2007	
<b>U24</b>	<b>Shopfronts</b>	<b>Current</b>	<b>UD3 Design Policy: Shopfronts on Advertisements/Signs</b>
<b>U25</b>	<b>Advertisements and Signs</b>	<b>Current</b>	<b>UD3 Design Policy: Shopfronts on Advertisements/Signs</b>
U26	Telecommunications – Submission of Applications	Deleted on adoption of Core Strategy 2013	
U27	Telecommunications – Siting Considerations	Deleted on adoption of Core Strategy 2013	
U28	Temporary Buildings	Deleted on adoption of Core Strategy 2013	
IMR1	Identification of Sites for the Preparation of Planning Briefs	Deleted on adoption of Core Strategy 2013	
IMR2	Planning Obligations	Replaced by Core Strategy (INF1)	
IMR3	Enforcement	Expired 2007	
IMR4	Monitoring	Expired 2007	



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