

Watford District Plan 2000

will be agreed with BT Plc as part of the detailed planning brief and subsequently through any legal agreements. In seeking the successful implementation of the scheme, the Council will consider the use of compulsory purchase powers for assembling land whilst meeting both the operational and emergency restoration requirements of the Telephone Exchange.

Taxis and Private Hire Vehicles

4.68 T15 Taxi Provision

The Council will support the provision of formal taxi ranks both on the public highway and on private land as part of new development or redevelopment. Such provision will be particularly sought as part of development schemes where the public have regular recourse, such as in major leisure or retail section provision.

4.69 Taxis and private hire vehicles form an important part of passenger transport provision particularly for people who do not have access to a car and for whom bus or train services are unsuitable. As part of the Council's adopted sustainable transportation strategy, the Council will seek to facilitate access to licensed taxi services by improving facilities in the Borough where appropriate.

Railway Services

4.70 Watford is served by a number of inter-city, London outer-suburban and local rail services. The development and full use of station interchange facilities between trains and buses, taxis, cycles, pedestrians and cars will be sought at all railway stations. This may include the provision of park and ride, and parkway facilities to serve Watford Junction Station: the Council aims to maximise the attractiveness of Watford Junction as a regional hub.

4.71 T16 Rail Use

The Council, through consultations with the County Council, Shadow Strategic Rail Authority, Network Rail, the Train Operating Companies, Transport for London and all other relevant agencies will seek to encourage, maintain and improve a rail network which is responsive to the local and long distance travel needs of everyone by:

- a) assisting in the implementation of the Croxley Rail Link (as identified on the Proposals Map and extending out of the plan area to link with the Metropolitan underground line at Croxley Green) and, where appropriate, securing developer contributions towards the scheme;**
- b) encouraging the improvement and introduction of transport interchange points at all rail stations in the Borough, particularly at Watford Junction, and at a new station at Ascot Road as part of the Croxley Rail Link (shown on the Proposals Map);**
- c) encouraging in principle development proposals which seek to make full use of rail services and which through developer contributions enable service improvements;**
- d) encouraging in principle the use of rail for heavy goods transport;**
- e) encouraging the provision of international rail services at Watford Junction Station.**

4.72 T17 Croxley Rail Link

The Council supports the Croxley Rail Link, as identified on the Proposals Map, as a Key Transport Proposal (see Policy T20 Transport Proposals) subject to the outcome of any Environmental Impact Assessment undertaken in accordance with Policy SE3 – Environmental Impact Assessment.

4.73 The Croxley Rail Link is a joint proposal by London Underground, Hertfordshire County Council, Watford Borough Council, Three Rivers District Council and Network Rail, and is a
Watford District Plan 2000 (Adopted December 2003) – Written Statement



Mr Matt Thomson
Planning Policy Manager
Watford Borough Council
Town Hall
Watford
Hertfordshire
WD17 3EX

Alex Plant
Development & Infrastructure
Eastbrook
Shaftesbury Road
Cambridge
CB2 8DF

Tel: 01223 372723
GTN: 3841 2723
Fax: 01223 372862
email: alex.plant@goeast.gsi.gov.uk

Website: <http://www.goeast.gov.uk>

14 September 2007

Dear Matt

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING
AND COMPULSORY PURCHASE ACT 2004 POLICIES CONTAINED IN
WATFORD DISTRICT PLAN 2000**

I am writing with reference to your application of 30 April 2007 applying for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in Watford District Plan 2000.

The Secretary of State's Direction is attached (Schedule 1). Those policies not listed in the Direction will expire on 27th September 2007.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12 and the Department for Communities and Local Government Protocol on saving policies.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents. LPAs should adopt a positive spatial strategy led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks

according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy.

Following 27 September 2007 the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and Strategic Housing Land Availability Assessments in relevant decisions.

Signed by the authority of the
Secretary of State

Alex Plant
Deputy Regional Director of Development & Infrastructure
Government Office for the East of England



INVESTOR IN PEOPLE

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN WATFORD DISTRICT PLAN 2000**

The Secretary of State for Communities and Local Government in the exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Act 2004 directs that for the purposes of the policies specified in Schedule 1 to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by the authority of the
Secretary of State

*Alex Plant
Deputy Regional Director of Development & Infrastructure
Government Office for the East of England
14th September 2007*

SCHEDULE 1

POLICIES CONTAINED IN WATFORD DISTRICT PLAN 2000

- SE1 Making Development Sustainable
- SE4 Energy Efficient Design
- SE7 Waste Storage, Recovery and Recycling in New Devt
- SE9 Green Belt: New Development
- SE12 Visual Amenity of the Green Belt
- SE13 Major Developed Sites in the Green Belt
- SE14 Leavesden Studios Site
- SE18 Colne Valley Linear Park
- SE19 Grand Union Canal Corridor
- SE20 Air Quality
- SE21 Air Quality Management Areas
- SE22 Noise
- SE23 Light Pollution
- SE24 Unstable and Contaminated Land
- SE25 Potentially Hazardous or Polluting Devt
- SE26 Watercourses
- SE27 Flood Prevention
- SE28 Groundwater Quality
- SE29 Utilities Infrastructure
- SE30 Surface Water Run-Off, Water Conservation and Sustainable Drainage
Systems
- SE32 Sites of Nature Conservation Importance
- SE33 Nature Conservation and Biodiversity Enhancement

SE34 Watling Chase Community Forest

SE36 Replacement Trees and Hedgerows

SE37 Protection of Trees, Woodlands and Hedgerows

SE39 Tree and Hedgerow Protection in New Development

SE40 Landscape Character Assessment

SE41 Green Zones

SE42 Home Zones

T1 South West Hertfordshire Transportation Strategy

T2 Area Based Strategies

T4 Transport and New Development

T5 New Development and Green Travel Plans

T6 Pedestrian Facilities

T7 Pedestrian Facilities in Development

T8 Bridleways

T9 Cycling

T10 Cycle Parking Standards

T11 Passenger Transport and New Development

T15 Taxi Provision

T16 Rail Use

T20 Transport Proposals

T21 Access and Servicing

T22 Car Parking Standards

T23 Non-Residential Development

T24 Residential Development

T26 Car Free Residential Development

- T27 Car Park Location and Design
- T29 Powered Two-Wheelers
- H1 No Loss of Housing
- H2 Housing Need Structure Plan Requirements
- H5 Development on Previously-Developed Land
- H6 Town Centre Mixed-Use Development
- H7 Primarily Residential Areas
- H8 Residential Standards
- H9 Back Garden Development
- H10 Planning Agreements for Educational and Community Facilities
- H11 Housing Mix
- H12 Housing Density Standards
- H13 Conversions
- H14 Conversions: Provision of Family Sized Units
- H15 Non-Residential Proposals in Residential Areas
- H16 Retention of Affordable Housing
- H17 Provision of Affordable Housing
- H22 Housing for Older People (Sheltered)
- H23 Special Needs Housing
- E1 Employment Areas
- E2 Employment Use Outside Identified Employment Areas
- E3 Small Units
- E5 Environmental Considerations
- E6 Change of Use from Use Class B Outside Employment Areas
- E8 Facilities for Employees

- S1 New Retail Development
- S4 Shop Design, Access and Facilities
- S5 Non-Retail Uses in Prime Retail Frontage
- S6 Non-Retail Uses within the Harlequin Shopping Centre
- S7 Secondary Retail Frontage
- S9 Non-Retail Uses in North Watford Shopping Centre/Local Shopping Frontages
- S10 Shopping Policy Areas
- S11 Use Class A3 Food and Drink
- S12 Planning Conditions for Use Class A3 Food and Drink
- S13 Litter Management
- S14 Provision of Litter Bins
- S15 Litter Management Strategy
- TC1 Town Centre Strategy
- TC2 Developer Contribution in the Town Centre
- LHS1 Types of Devt
- LHS3 Public Paths
- LHS4 Residential Frontage
- L1 Leisure/Cultural Strategy
- L2 Dual Use
- L4 Open Space Protection
- L5 Playing Fields
- L6 Provision of Additional Open Space
- L8 Open Space Provision in Housing Devt
- L9 Children's Play Space

- L11 Maintenance of Open Spaces, Play Areas and Pocket Parks
- L12 Allotments
- L13 Arts, Culture and Entertainment
- L14 Tourism and Hotels
- CS1 Location of Facilities
- CS3 Loss of Community Facilities
- CS6 Childcare Facilities
- CS8 Change of Use/Redevelopment (Education)
- CS9 Health Provision
- CS10 Residential Social Care
- U1 Quality of Design
- U2 Design and Layout of Devt
- U3 Integration of Character
- U4 Community Safety
- U5 Access (In developments for the disabled)
- U6 Landscape Design
- U10 Setting of Listed Buildings
- U11 Change of Use of Listed Buildings
- U12 Alterations and Extensions to Listed Buildings
- U13 Demolition of Listed Buildings
- U14 Repair and Maintenance of Listed Buildings
- U15 Buildings of Local Interest
- U16 Conservation Areas
- U17 Setting of Conservation Areas
- U18 Design in Conservation Areas

- U19 Small Scale Developments in Conservation Areas
- U20 Demolition in Conservation Areas
- U21 Historic Parks and Gardens
- U24 Shopfronts
- U25 Advertisements and Signs
- U26 Telecommunications – Submission of Applications
- U27 Telecommunications – Siting Considerations
- U28 Temporary Buildings
- IMR1 Identification of Sites for the Preparation of Planning Briefs
- IMR2 Planning Obligations