

200305 TRDC WBC DtC

Present [REDACTED]

TRDC 3,500 short – 50 units per ha – higher closer to stations – 3 calls for sites – urban area housing – mostly in viable uses

New settlement scoping – looking at edge of settlements – buffers plus neighbouring sites –

Will then move onto new settlement study – stand alone settlements – 2 or 3 locations – will then be stage 2 SGLS – looked at recent new towns - only 60% of land developable for housing – 40% for employment infrastructure

6 stations – all developed

Edge of settlements down – tender brief to consultants –

HCC challenges on transport

Meeting at end of month with county on transport

Watford revisited sites – increased sites by 1500 – 2020-2036 – more windfall – letter will be reissued with new capacity

Go further out after that..

Meeting – Local Plan from 2016 issue at St Albans. WBC numbers will go to 14000

Watford Borough Council

800 – ½ on one garage site – still not on line – will go on line imminently

Chilterns very defensive

Local Plan timetable -

Sustainable transport – more on Bushey – Lower High Street – layering maps – building a narrative –

LDS late May – probably go to July or September but may lose control of timetable

TRDC sites to members in July.

Beryl Bikes – opportunity to expand –

DRT Arriva Click

Origin and destination national guidance – 47% of journeys in Watford less than 3kms

Lack of options

CPZ new developments – Council policy

Letter will provide detail on office – Croxley Green – above

Warehousing is the problem for TRDC – not junction 20 M25.

Education – allocating Secondary Site in Carpenters Park – 2nd level Green Belt – supports South Oxhey and Carpenters Park – County also looking for secondary school in Hertsmere –

Access to play areas – playing fields – all schools community open to the public – need school bus drop off areas

MLX

Community Facilities – school facilities for Watford – may be a surplus in Watford Borough Council

5G FA compliant pitch going into Watford Borough Council

Infrastructure – wastewater same issues – need to be upgraded – Thames Water – in current land take – template for responses – Use stage 1 Water Cycle study – rather than 2017 study as not available.

Will go into Statement of Common Ground – need Housing Employment – education, transport more HCC – LCWIP work – business park residents – Ascot Road Transport Hub

Capacity issue on pitches –

NHS – shortages 8-10000 new population

Indicative – relocating premises desired by NHS

Some Green Belt release – deallocate a site

Safeguarding could put members under pressure.

██████████ to look at SOCG by end of May

Sites – new sites – tidying up of green belt – Croxley Station delayed – Cinnamon House – CFS 11

Settlement expansion – Bedmont village??

Comet run includes the sites – doesn't have urban capacity or new settlements sites

5 year supply – local plan – what will be the delivery phasing

TRDC don't have 5 year supply – engagement with developers

Could we condition to ask for phasing?