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## Duty to Cooperate:

### Three Rivers District Council and Watford Borough Council



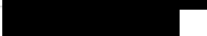

### Meeting Notes


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#### Meeting Details

Date	Thursday 5 <sup>th</sup> March 2020
Location	Three Rivers District Council

#### Attendance

		Actions
1.	Introductions and attendance	
2.	Update on Local Plans	
	<b>Three Rivers</b> <ul style="list-style-type: none"> <li>• SHELAA process is near complete. Housing density has risen to a minimum of 50dph – higher in more accessible areas near stations</li> <li>• Little vacant housing stock or TRDC owned land available within the urban area and are in the process of writing to landowners within the urban area as part of urban capacity work</li> <li>• Need to find a further 3800+ homes. New settlement scoping study – first looking at edge of existing settlement boundaries to identify land that has not been put through by the call for sites process &amp; then potential new settlement(s) (possibly 2/3 locations identified). Would require at least 4200 dwellings to be made sustainable. 60% of the site would be considered developable and 40% would be for employment, open space etc.</li> <li>• New settlement options report will consider links transport etc.</li> <li>• Tender brief is needed for technical work to be completed soon</li> </ul>	

	<ul style="list-style-type: none"> <li>• SGLS work may potentially find new settlement options which TRDC could use as evidence base</li> <li>• It was noted that the new settlement options work may not find any appropriate land for development.</li> <li>• All sites to be taken to committee in July.</li> <li>• Start date of plan will be 2016 following legal advice</li> </ul> <p><b>Watford</b></p> <ul style="list-style-type: none"> <li>• Changing date of plan from 2020 to 2018</li> <li>• HCC Transport – need to address mitigation measures, stating that Watford LP needs to plan for the mitigation caused by the required levels of growth</li> <li>• Concern that HCC may not have clear understanding of the support LPA's need</li> <li>• Re-issuing the housing need letter with the new capacity and numbers on it – requires a dual response from TRDC acknowledging both letters.</li> <li>• WBC asking districts/boroughs beyond neighbouring authorities whether they can accommodate some of WBC's housing need – PAS training suggested this was a good approach.</li> <li>• WBC received 800 comments (220 responses) on draft Local Plan – WBC will focus on the statutory consultee responses.</li> <li>• More focus onto strategic areas – providing more evidence on these areas, undertaking further topic papers.</li> <li>• Publication expected in May – Possibly slipping into late June/early July (down to cabinet if not July, September)</li> <li>• Height of buildings – research being undertaken to help see how development will be undertaken in the future</li> <li>• Micro-transport model – holding up well (problems around Watford junction) – new consultants to be brought in to look at 'interventions'</li> <li>• Beryl bikes have been launched in Watford. Potentially working alongside Barclays with tokens.</li> <li>• Barclays are offering a bus service to transport children to local sports centre 5x a week</li> <li>• Arriva click buses (big minibuses) – launching next week</li> <li>• Park &amp; ride – potentially out of Stephenson Way or Hempstead Road. Uncertain whether there could be a dedicated bus lane due to parking for shops etc.</li> <li>• New transport app for residents showing what is available.</li> </ul>	
<b>3. Request to accommodate unmet housing and employment need</b>		
	<ul style="list-style-type: none"> <li>• TRDC to respond to WBC letter based on its own letter regarding unmet housing need. A formal response will be provided.</li> </ul>	

	<ul style="list-style-type: none"> <li>Both authorities can accommodate their own office needs however both have a shortfall in warehousing.</li> <li>TRDC letter will also set out employment need for warehousing, as this would need to be provided in the Green Belt.</li> <li>Agreement that both LPA's cannot meet each other's housing and warehousing needs.</li> </ul>	
<b>4. Education</b>		
	<ul style="list-style-type: none"> <li>TRDC will be allocating a secondary school site in Carpenders Park for secondary school</li> <li>The site on the Hertsmere boundary, however access from Hertsmere would require travelling through Bushey and South Watford.</li> <li>This site would help to relieve the pressure on Watford schools as part of the same education area.</li> <li>Any larger/new settlements will have their own provision for schools.</li> <li>TRDC – all new schools and any planning applications relating to school facilities will be subject to a community use condition – which will require the community facilities to be available to the public.</li> </ul>	
<b>5. Transport</b>		
	<ul style="list-style-type: none"> <li>MLX replacement – TRDC would be supportive of whatever WBC are proposing, however would need to know what the proposal might be. <ul style="list-style-type: none"> <li>WBC have looked at 15 options both strategic and in the local area – MLX keeps coming up as the best option.</li> </ul> </li> <li>Most expensive option was to extend the current metropolitan line from Watford underground station into Watford Junction station</li> <li>HCC want to develop part of the 'Lozenge' site – WBC need to work out how much of the site to retain for a station as part of their safe guarding the MLX.</li> <li>Extending the MLX route from Watford to the Abbey Line – seems the most suitable – however would need much more housing to be built (50,000+)</li> </ul>	
<b>6. Infrastructure</b>		
	<p><b>Community Facilities</b></p> <ul style="list-style-type: none"> <li>TRDC has a need for a 5G pitch – understanding that this is being provided in WBC through the joint Playing Pitch Strategy</li> <li>WBC would like access to schools community facilities – TRDC agreed this could happen, there is a draft policy in place</li> </ul> <p><b>Health</b></p>	

	<ul style="list-style-type: none"> <li>• TRDC strategic sites can accommodate their own health needs</li> <li>• WBC – having issues re Watford Junction and GPs – more GP coverage could be obtained by moving existing GPs than building new ones</li> </ul> <p><b>Wastewater</b></p> <ul style="list-style-type: none"> <li>• TRDC – Maple Lodge will not require further land to increase its capacity. Thames Water have said they would need to update/upgrade the current system – up to infrastructure providers to deal with this</li> <li>• Incomplete Water Study was discussed – TRDC suggested the Stage 1 Water Cycle Study could still be used as it is still relevant</li> <li>• WBC referred to the model with all of the flows on it – could access be given to this for the work? –WBC will be setting up a meeting with GLA as TFL runs through the borough</li> </ul>	
<b>7. Statement of Common Ground</b>		
	<ul style="list-style-type: none"> <li>• WBC suggested using the PAS template</li> <li>• TRDC issues for the SOCG: housing, employment, education</li> <li>• WBC suggested that the use of business parks on both sides of the boundary should be included</li> <li>• Wording needs to be worked on regarding transport, MLX – though Infrastructure providers would deal with this.</li> <li>• Work on draft wording of SOCG over the next few months – for it to be completed prior to WBC submission of local plan - [REDACTED] to work on this deadline end of May.</li> </ul>	
<b>8. AOB</b>		
	<p><b>Green Belt</b></p> <ul style="list-style-type: none"> <li>• WBC have no serious issues with TRDC releasing GB unless Watford also releasing land on their side of the boundary. This could potentially result in the gap between settlements being reduced by too much.</li> <li>• WBC Top Golf site – potentially removing it from the GB – contacted the owner who has not responded therefore the site cannot be allocated – [REDACTED] suggested safeguarding the site</li> </ul> <p><b>5 Year Supply</b></p> <ul style="list-style-type: none"> <li>• WBC asked re 5 year supply letters as they had a poor response (7%) - [REDACTED] – when policies are being made could there be a requirement that developers have to reply regarding build out rates</li> <li>• [REDACTED] – would it be reasonable to have a condition re build out rates on planning permissions – not through the local plan process but via planning apps on major developments only?</li> </ul>	
<b>9. Next meeting</b>		
	<ul style="list-style-type: none"> <li>• Within the next 1 to 2 months</li> </ul>	

