

## APPENDIX 4: PROPOSED POLICY

### POLICY: RETAIL AND LEISURE

Retail development will be acceptable in principle within the Retail Hierarchy: <sup>1</sup>

- The **Town Centre** at **Rickmansworth**
- The **District Centres** at **South Oxhey, Abbots Langley** and **Chorleywood**
- The **Local Centres** at **Croxley Green** (Watford Road and New Road) and **Mill End** (Money Hill Parade)
- The **Neighbourhood Centres** across the District

Main town centre uses will be directed to the Town Centre, District Centres and Local Centres.

Primary Shopping Areas will be the main focus for A1 retail uses and these uses will be protected, unless it is demonstrated that the loss of the retail use would not have significant harmful effects on the vitality and viability of the Town and District Centres. A wider variety of main town centre uses will be encouraged within the Town Centre Boundaries of the Town and District Centres.

Identified Local Centres, Neighbourhood Centres and Individual Shops will be protected and enhanced where they are catering for local day-to-day needs. The retention of retail uses will be encouraged. The provision of uses that are complementary to the Local and Neighbourhood Centres will also be encouraged.

The hierarchy of retail centres and their established character and diversity will be maintained by:

- a) Protecting and enhancing the vitality and viability of the Primary Shopping Areas of the Town and District Centres by generally resisting the loss of Class A1 retail uses.
- b) Promoting uses which are complementary to the Primary Shopping Area, normally within the Town Centre boundary of the Town Centre and District Centres.
- c) Taking account of the contribution of non-retail uses to the vitality and viability of centres, having regard to market conditions and impacts on local amenity
- d) Protecting and enhancing existing Local Centres, Neighbourhood Centres and Individual Shops where they are catering for local day-to-day needs
- e) Permitting main town centre uses in out-of-town locations only where the sequential test is passed and where it is demonstrated that the development would not significantly adversely affect existing retail centres.
- f) Only permitting retail and leisure development (of 2,500m<sup>2</sup> gross floorspace and above) in an out of centre location where an impact assessment has demonstrated that the development would not have a significantly adverse impact on the considerations stated in paragraph 89 of the NPPF or result in an increase in private vehicle use.

Proposals involving main town centre uses will be considered taking into account:

- a) The location of the proposed development with preference given to centrally located and accessible areas served by a range of transport modes including public transport
- b) The impact of development on the viability and vitality of existing retail centres

<sup>1</sup> Any new housing allocations that include new retail provision will also be included in the Retail Hierarchy in the new Local Plan.

- c) The appropriateness of the type and scale of development in relation to the centre and its role, function, character and catchment area.

In all locations, proposals for new retail and leisure development, involving gains and/or losses, will be considered taking into account its accessibility, its impact on existing centres and appropriateness of the type and scale of development. New retail and leisure facilities will be encouraged where they are supported by up to date evidence of need, where they contribute to the vitality and viability and general economic well-being of the area and where they do not impact detrimentally on existing centres.

Any sustainable applications for evening economy uses in the Town Centre should be considered favourably.

Shop fronts and displays should be appropriate to the character and function of the area.

#### Future Retail and Leisure Provision

(Leisure = commercial leisure sector e.g. indoor health and fitness facilities, cinemas, restaurants, pubs/bars/nightclubs, bowling, bingo and cultural facilities (theatres, museums, etc.).

With regard to convenience (food) floorspace, this equates to a net gain of around 2,400-3,100 square metres by 2036. The target provision over forthcoming five year periods will be broadly as follows:

- d) 1,000-1,300 square metres by 2026
- e) 700-800 square metres by 2031
- f) 700-1,000 square metres by 2036

With regard to comparison (non-food) floorspace, the provision of additional floorspace equates to the net gain of around 1,900-2,600 square meters by 2036. This is broadly set out over forthcoming five year periods below:

- g) 300-400 square meters by 2026
- h) 800-1,000 square meters by 2031
- i) 800-1,200 square meters by 2036

With regard to the development of restaurants, cafés and bars (Class A3 and A4 uses), the provision of net additional floorspace equates to a net gain of:

- j) 327 square meters by 2036 in Rickmansworth Town Centre
- k) 402 square meters by 2036 in the District and Local Centres

These targets will be reviewed regularly and amended in light of new evidence in relation to forecast expenditure and population. Proposals that would result in provision over and above these targets will be considered on their merits taking into account their appropriateness in scale and function to the relevant centre.