

Appendix 8 - REPRESENTATIONS – Local Plan Regulation 18 Preferred Policy Options Consultation

RETAIL AND LEISURE

Q10. Do you think the Preferred Policy Option for Retail and Leisure is the right approach?						
SC_00 019_W atford Borough Council	Watford Borough Council	yes	The town centre first approach is supported to retail provision as it most effectively contributes towards sustainable development.	Noted	Noted	No action
SC_00 020_C horley wood Parish Council	Chorleywood Parish Council		<p>Overall, it is agreed that the Preferred Policy Option for Retail and Leisure is the right approach because it:</p> <ul style="list-style-type: none"> Recognises that there is a hierarchy of needs in terms of retail spaces e.g. town, district and local hubs that serves communities in different ways Recognises the importance of a range of retail spaces and types that need to be balanced to meet the needs of the local community in terms of location, transport and accessibility Cautions against the sacrifice of town, district and local retail hubs to out of town developments Recognises the need to maintain a diversity of offering across all retail hubs e.g. not too many coffee shops etc and that the retail spaces should reflect the needs of the communities they serve. Specifies that shop fronts and displays should be appropriate to the character and function of the area <p>Whilst we agree with the overall approach, we do have the following concerns: the existing policy is not adhered to as Officers seem to allow the loss of key services that serve local communities like the Post Office to residential use, leaving local residents with no choice but to drive outside the District to Watford or Amersham access key services. This policy needs to be strengthened and then adhered to when it is adopted.</p> <ul style="list-style-type: none"> Minimum sizes of retail shops should be introduced to ensure they are sustainable 	<ul style="list-style-type: none"> Policy approach is right The existing policy is not adhered to as Officers seem to allow the loss of key services that serve local communities like the Post Office to residential use, leaving local residents with no choice but to drive outside the District to Watford or Amersham access key services. This policy needs to be strengthened and then adhered to when it is adopted. Minimum sizes of retail shops should be introduced to ensure they are sustainable. 	<ul style="list-style-type: none"> Noted. Post office and bank closures are determined by the organisations and their service needs. Three Rivers council preferred policy 10 sets out criteria for the loss of community facilities. Recent changes to the use classes order and the introduction of class E (retail, business and service uses) makes it difficult to prevent change of use within this class as its permitted development. Only large scale retail and leisure developments are defined by the NPPF. Introducing minimum shop sizes will not support the local economy and would push new investment away. 	No action
SC_00 024_A bbots Langley Parish Council	Abbots Langley Parish Council		I would welcome a requirements list within this document stating what the 'for instance' aims of Abbots Langley needs to be, ie how does it serve its community, can a person satisfy their weekly need within that centre, do they have choices. In order to address the Sustainable lifestyle, we need to set a standard for each centre so we can assess its failings and address them. Simply identifying an area does not do this.	Want a set standard for each centre to assess its failings and address them. Simply identifying an area does not do this.	Noted. Strategic Policy 1: sets out a settlement hierarchy. The Councils shopping surveys assess the health of the high street and the SW Herts Retail and Leisure assessment, 2018 identified future demand to meet community needs.	No action
P1_00 002		Yes	But inadequate investment in the quality of these environments, both in terms of landscaping, streetscape and parking.	<ul style="list-style-type: none"> Inadequate investment in quality of these environments including landscaping and parking 	Noted	No change
P1_00 003		Yes	Documentation inadequate. Where is the rest of the policy? Needs greater detail	<ul style="list-style-type: none"> Documentation inadequate. Needs greater detail. 	Noted	No change
P1_00 006		Yes	Local retail must be encouraged, the recent pandemic and lockdowns has illustrated the need for local shops. These businesses have provided great service to the neighbourhood and this must be maintained for the future.	<ul style="list-style-type: none"> Agree with approach. Support retail. 	Noted	No change
P1_00 014		Yes	Are we seriously expecting the country's population to grow so much that all these additional retail and leisure facilities are needed? These calculations were made pre-Brexit (awful term) and the full impact of this move will not be known for a good number of years. There are already too many food outlets in Rickmansworth (Money Hill) and recent council business decisions do not appear to have not been in favour of small business. The balance at present is far too income oriented as opposed to community focused and the above proposals reinforce this approach.	<ul style="list-style-type: none"> Too much retail and leisure facilities are proposed; Too many food outlets in Rickmansworth already; Balance at present is too income oriented. 	Noted	No change
P1_00 015		No	There is no mention of encouraging and increasing retail trade in Rickmansworth. For Rickmansworth Town Centre: 1. Increasing the number of car parking spaces for up to 3 hours. 2. Making car parking for up to 3 hours free.	<ul style="list-style-type: none"> Highlight increasing retail trade in Rickmansworth. Increasing the number of car parking spaces for up to 3 hours. 	Noted. The 2018 SW Herts Retail study sets out future demand for Rickmansworth town centre and the district centres of Chorleywood, Abbots Langley and South Oxhey.	No change
P1_00 017		No	You have not made defined objectives for leisure facilities to service the influx of people.	<ul style="list-style-type: none"> Not made defined objectives for leisure facilities 	Noted. Objective 5 promotes the vitality and viability of town and district centres.	No change
P1_00 020		Yes	Makes Sense	<ul style="list-style-type: none"> Support 	Noted	No change
P1_00 021		Yes	Seems to make good use of existing buildings however please ensure enough parking and traffic flow	<ul style="list-style-type: none"> Agree with approach 	Noted	No change
P1_00 023		Yes	Ok	<ul style="list-style-type: none"> Agree with approach 	Noted	No change

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P1_00 024	Yes	I do agree that investment and consideration should focus on existing retail centres. I think it is also appropriate to consider expanding local amenities to cater for an aging population and their day to day needs.	<ul style="list-style-type: none"> Agree with approach Consider expanding local amenities to cater for an aging population and their day to day needs. 	Noted	No change
P1_00 025	No	Not a requirement to increase retail in the area, this is on the decline and seen with the reduced footfall in the town centre	<ul style="list-style-type: none"> Not a requirement to increase retail in area, is on decline with reduced footfall in the area 	It is too early to determine the longer term impacts of COVID on demand for office space. A review of the needs for office floorspace will form part of a future Local Plan Review.	No change
P1_00 026	Yes	Policy clearly laid out and seems to be the optimum approach	<ul style="list-style-type: none"> Agree with approach 	Noted	No change
P1_00 028	Yes	seems ok	<ul style="list-style-type: none"> Agree with approach 	Noted	No change
P1_00 032	Yes	It's important to encourage a diverse retail environment in the area, especially for locally based independent retailers.	<ul style="list-style-type: none"> Agree with approach. Encourage a diverse retail environment in the area. 	Noted	No change
P1_00 033	Yes	I think current retail and leisure facilities are adequate	<ul style="list-style-type: none"> Agree with approach 	Noted.	No change
P1_00 034	Yes	More "proper" retail - less takeaways!	<ul style="list-style-type: none"> Agree with approach. Need proper retail with less takeaways 	Noted	No change
P1_00 035	Not Specified	Rejuvenate the high street, either pedestrianise it completely or allowing cars to drive down the street and park for 20 minutes as before. Consider what could best be offered if people are working from home more, e.g. more cafes with outside seating. Keep rates low to help shopkeepers. Consider having shops where you can refill containers, e.g. oil, nuts etc.	<ul style="list-style-type: none"> Rejuvenate the high street, either pedestrianised or allow cars to park for 20 minutes. 	Noted	No change
P1_00 038	Yes	Essential to keep Rickmansworth a place where people will want to visit and to shop, otherwise the centre will die.	<ul style="list-style-type: none"> Keep Rickmansworth a place people want to visit and shop. 	Noted	No change
P1_00 041	Yes	No alternatives suggested	<ul style="list-style-type: none"> No alternatives suggested 	Noted. Recent changes to the use classes order and the introduction of class E (retail, business and service uses) makes it more flexible for high streets to adapt to changing circumstances as such there are no other viable options.	No change
P1_00 046	Yes	Town centres are important hubs for retail and leisure	<ul style="list-style-type: none"> Agree with approach 	Noted	No change
P1_00 047	No	This policy should expressly forbid retail or leisure facilities being built on green field sites or Green Belt land.	<ul style="list-style-type: none"> Do not allow retail or leisure facilities green belt or green field 	The priority for development is making as much use as possible of suitable brownfield sites and underutilised land, and an exhaustive search of potential sites to accommodate development needs has been carried out as part of the SHELAA (2020) and Urban Capacity Study (2020). The draft Housing Density policy also promotes a significant uplift in the density of development in the District, and in all cases, proposals will need to make efficient and effective use of land. However, even with these actions, there is insufficient capacity to meet the growth levels required by the Standard Method within the District's existing urban area. The Council therefore has no alternative but to release a small portion of the Green Belt in order to meet its development needs. Should all the sites in the Regulation 18 consultation be allocated, the Green Belt release that would be required would represent approximately only 4% of the total Green Belt in Three Rivers. Furthermore, the Stage 1 and 2 Green Belt Reviews, alongside other environmental and sustainability considerations, have been taken into account when identifying which potential areas of Green Belt Land to release".	No change
P1_00 049	Yes	Out of town only considered when local shops are unable to provide services	<ul style="list-style-type: none"> Only consider out of town when local shops unable to provide services. 	Noted	No change

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P1_00 050	Yes	Please consider closing Rickmansworth high street to traffic as happened during lockdown. This improves the quality of the town centre immeasurably.	<ul style="list-style-type: none"> Close Rickmansworth High Street to traffic as happened during lockdown to improve quality 	Noted	No change
P1_00 053	Yes	Yes	<ul style="list-style-type: none"> Support 	Noted	No change
P1_00 054	Yes	Important that there shouldn't be any loss of car parks in order to reduce street parking. Eg CG18 Community Way car park, Croxley Green.	<ul style="list-style-type: none"> Agree with approach but do not allow loss of car park such as CC18 Community Way Car Park 	Noted	No change
P1_00 055	Yes	Reviewing and re-evaluating is the right approach	<ul style="list-style-type: none"> Agree with approach 	Noted	No change
P1_00 056	Yes	<ul style="list-style-type: none"> Recognises the importance of both sectors to local communities. Balance should be in favour of retail and should not permit conversion of retail to leisure; Conversion of un-used retail space in appropriate locations (reflecting increased use of internet shopping) to residential dwellings should be viewed positively. 	<ul style="list-style-type: none"> Balance should be in favour of retail and should not permit conversion of retail to leisure; Conversion of un-used retail space in appropriate locations (reflecting increased use of internet shopping) to residential dwellings should be viewed positively. 	Noted. Recent changes to the use classes order and the introduction of class E (retail, business and service uses) makes it difficult to prevent change of use within this class as its permitted development.	No change
P1_00 063	Yes	Agree	<ul style="list-style-type: none"> Agree with Approach 	Noted	No change
P1_00 064	Yes	Local shopping a good idea	<ul style="list-style-type: none"> Agree with approach 	Noted	No change
P1_00 066	No	More areas of shopping need to be developed to enable any further growth of housing. If you intend to increase the area with over 1000 homes there will not be adequate shopping facilities to meet all needs.	<ul style="list-style-type: none"> More areas of shopping need to be developed to enable any further growth of housing 	Noted	No change
P1_00 068	No	You've systematically helped to kill the High Street - the bit that the Internet has left. Huge business rates, parking charges, gestapo traffic wardens - I refuse to go to Rickmansworth unless totally unavoidable. Watford is the pits! I don't have the relevant information but am immediately put off by the phrase "Retail Hierarchy" - what the (blank) is that supposed to mean? Remember - this is a PUBLIC consultation policy - not a presentation to like-minded nerds!	<ul style="list-style-type: none"> Huge business rates, parking charges, gestapo traffic wardens is killing the high street. Put off by the phrase 'retail hierarchy' 	Noted. Local plans are required to identify the retail hierarchy in accordance with the NPPF as the focus for retail and leisure developments and to support high streets.	No change
P1_00 069	No	Do not support but no alternatives suggested	<ul style="list-style-type: none"> Do not support but no alternatives suggested 	Noted. Recent changes to the use classes order and the introduction of class E (retail, business and service uses) makes it more flexible for high streets to adapt to changing circumstances as such there are no other viable options.	No change
P1_00 071	Yes	Local amenities, and a balanced yet diverse range of shops and other services are needed. In Chorleywood access to financial services is limited for those who cannot/do not use on line banking. New or replacement shops and services should reflect the needs and interest of the local community, at present many of the replacement businesses have limited use for the majority of residents - eg, two nail bars in Chorleywood when there are other services needed which people may rate more highly.	<ul style="list-style-type: none"> Balance yet diverse range of shops needed 	Noted. Post office and bank closures are determined by the organisations and their service needs. Three Rivers council preferred policy 10 sets out criteria for the loss of community facilities. Recent changes to the use classes order and the introduction of class E allows for flexibility between retail, business and other services.	No change
P1_00 074		I would prefer to have a plan for retail the whole area including places (e.g. Maple Cross) where there are very limited food shops, rather than just adding retail into new developments and so not helping existing poorly served areas. A similar approach could be taken for leisure facilities but, I contend, these are less frequently used by a majority of people. Please consider that online shopping has changed shopping habits for ever, e.g. Watford is no longer a proper shopping experience following the demise of so many major companies stores, so the types and locations of new shops needs careful consideration.	<ul style="list-style-type: none"> Need a plan for retail across whole area including Maple Cross, rather than just adding retail in new places; Similar approach with leisure; Online shopping has changed habits, Watford for example, so type of shops and location need to be considered. 	Noted. The SW Herts Retail and Leisure Study identifies future demand in both convenience and comparison shopping. The Three Rivers Retail hierarchy identifies and protects shopping areas within the District.	No change
P1_00 076	Yes	Lower business rates to enable small local businesses to flourish. We don't want the country or the area to be full of multinational tax avoiding shops that don't support the local communities in a sustainable way. We need to avoid out of town retail parks. They are impersonal, do not support local communities well and are a poor use of space with too much reliance on cars.	<ul style="list-style-type: none"> Lower business rates Agree with approach but avoid out of town retail parks 	Noted. Business rates fall outside of this consultation	No change
P1_00 077	Yes	No alternatives suggested	<ul style="list-style-type: none"> No alternatives suggested 	Noted. Recent changes to the use classes order and the introduction of class E (retail, business and service uses) makes it more flexible for high streets to adapt to changing	No change

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					circumstances as such there are no other viable options	
P1_00 078		Yes	Yes but will need regular review as stated as the future of retail is changing.	<ul style="list-style-type: none"> Need to review regularly due to changing nature of retail 	Noted. SW Herts authorities will begin to review the existing retail and leisure strategy in the new year.	No change
P1_00 080		Yes	Support the shops that were there and try and help them to stay. But you need to sort the empty shop fronts in the high street first. Too many coffee shops already.	<ul style="list-style-type: none"> Support shops and try to help them stay 	Noted. Recent changes to the use classes order and the introduction of class E (retail, business and service uses) makes it difficult to prevent change of use within this class as its permitted development.	No change
P1_00 084		Yes	Because appropriate to the areas	<ul style="list-style-type: none"> Agree with approach 		No change
P1_00 088		Yes	I personally wonder whether longer term we will need less retail space. I.e. increase use of Deliveroo, takeaway delivery and on-line shopping?	<ul style="list-style-type: none"> Support. Longer term need less retail space will need less retail space. 	Noted. It is too early to determine the longer term impacts of COVID on demand for office space. A review of the needs for office floorspace will form part of a future Local Plan Review	No change
P1_00 089		Yes	Local communities in the right area that are already 'built up' are imperative for the survival of towns but the rents need to be sustainable for those retailers.	<ul style="list-style-type: none"> Agree with approach. Rents need to be sustainable for retailers. 	Noted. Market rents are set by the owners not the council.	No change
P1_00 096		Yes	Seems appropriate.	<ul style="list-style-type: none"> Support 	Noted	No change
P1_00 097		Yes	Re-generate the town centres and limit any out of town developments.	<ul style="list-style-type: none"> Regenerate the centres 	Noted	No change
P1_00 101		No	All you need to do is allow lots of free parking for retail centres	<ul style="list-style-type: none"> Need free parking for retail centres. 	This is not a planning matter	No change
P1_00 102		Yes	Better retail and leisure facilities are required in Three Rivers but they must be appropriate to the area.	<ul style="list-style-type: none"> Agree with approach 	Noted	No change
P1_00 103		Yes	No opinion	<ul style="list-style-type: none"> No objection 	Noted	No change
P1_00 107		No	Retail appears to be in decline, there are empty shops in all high streets, why would commitments to increasing floor area change that?	<ul style="list-style-type: none"> Increase floor area will not address current empty space issues 	It is too early to determine the longer term impacts of COVID on demand for office space. A review of the needs for office floorspace will form part of a future Local Plan Review.	No change
P1_00 108		No	Retail shops are on the decline especially large ones. Concentrate on smaller independent shops (e.g. as Sidmouth has done)	<ul style="list-style-type: none"> Concentrate on smaller independent shops such as Sidmouth Banish big food stores to out of town 	It is too early to determine the longer term impacts of COVID on demand for office space. A review of the needs for office floorspace will form part of a future Local Plan Review.	No change
P1_00 110		No	No. Retail policy options should be re-considered in the context of the significant changes in retail practices and shopping habits emphasised by responses to the pandemic, and current expectations for the amount of net retail floorspace needed during the plan period and its future location. The specific provision proposed in 2018 studies referred to in the consultation document, especially the South West Herts Retail Study (SWHRS), needs to be reviewed before any specific proposals are published for new retail floorspace or use of existing retail floorspace.	<ul style="list-style-type: none"> Policy options should be reconsidered in context of substantive changes due to pandemic. Evidence needs to be reviewed as was pre-pandemic. 	It is too early to determine the longer term impacts of COVID on demand for office space. A review of the needs for office floorspace will form part of a future Local Plan Review.	No change
P1_00 112		No	I never visit town centres, I dislike them. I do all my shopping online and have done so for many years. I occasionally shop in my village - especially the butcher.	<ul style="list-style-type: none"> Never visit town centres as dislike them 	Noted	No change
P1_00 113		No	You could be more ambitious. Just blocking off the high street is very unambitious. More markets, fewer coffee shops.	<ul style="list-style-type: none"> Need to be more ambitious. Blocking off high street is not ambitious. More markets, less coffee shops 	Noted	No change
P1_00 114		Yes	Do not have enough knowledge to comment	<ul style="list-style-type: none"> No objection 	Noted	No change
P1_00 116		Yes	I agree with the policy as stated.	<ul style="list-style-type: none"> Agree with Approach 	Noted	No change
P1_00 117		Yes	Important to encourage thriving retail areas	<ul style="list-style-type: none"> Agree with Approach 	Noted	No change
P1_00 119		Yes	No objection	<ul style="list-style-type: none"> No objection 	Noted	No change
P1_00 120		Yes	Sensible to review these targets regularly particularly in view of the changes of behaviour following the corona pandemic.	<ul style="list-style-type: none"> Agree with approach to review targets regularly in light of the pandemic. 	Noted. SW Herts authorities will begin to review the existing retail and leisure strategy in the new year.	No change
P1_00 123		No	This is naive and out of date thinking. It seems to me that the High Streets are dying - look at Rickmansworth and Chorleywood. Chorleywood now has no bank or Post Office. You need to get away from the idea that somehow High Streets can be saved. Rickmansworth used to be famous	<ul style="list-style-type: none"> Proposals are out of date as high streets are dying; 	It is too early to determine the longer term impacts of COVID on demand for office space. A review of the needs for	No change

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			for Building Societies and Charity Shops. The consequence of your policy will be that it will consist of estate agents and charity shops. You should focus on more food outlets and leisure activities and allow the conversion of unused shops to residential use.	<ul style="list-style-type: none"> Consequence of the policies in the plan will be that it will consist of estate agents and charity shops. 	office floorspace will form part of a future Local Plan Review	
P1_00 127	Yes		Retail is dying	<ul style="list-style-type: none"> Agree with approach. Retail is dying 	It is too early to determine the longer term impacts of COVID on demand for office space. A review of the needs for office floorspace will form part of a future Local Plan Review	No change
P1_00 130	No		Watford has more than enough retail and leisure to cater to the surrounding areas.	<ul style="list-style-type: none"> Watford accommodates for retail and leisure in surrounding area 	Noted	No change
P1_00 131	No		Needs revisiting post Covid and the drive to more online shopping and increased use of 'local shops'.	<ul style="list-style-type: none"> Revisit post covid 	It is too early to determine the longer term impacts of COVID on demand for office space. A review of the needs for office floorspace will form part of a future Local Plan Review	No change
P1_00 132	Yes		balanced view is best see what works and align with best options	<ul style="list-style-type: none"> Agree with Approach 	Noted	No change
P1_00 133	Yes		The hierarchy is supported. It would be helpful to combine thinking for the provision of residential – or other – uses within the hierarchy rather than restrict this to retail provision only. This would lead toward more sustainable retail centres – where people also lived and/or socialised. There is one town centre in Three Rivers, Rickmansworth, calling out for a regeneration plan to support a mix of retail/commercial/residential. The same to a lesser extent applies to the District centres.	<ul style="list-style-type: none"> Support the hierarchy; Combine thinking of provision of residential within the hierarch rather than just retail only as will create more sustainable retail centres. 	Noted	No change
P1_00 135	Yes		However, there is a distinct lack of vision for Rickmansworth Town Centre requires a more in-depth study, maximise pedestrianisation as a priority. The Council should be putting forward a masterplan for development.	<ul style="list-style-type: none"> Improve Pedestrian Access Council to undertake a masterplan for Rickmansworth Town centre 	Noted	No change
P1_00 140	Yes		As required	<ul style="list-style-type: none"> Agree with Approach 	Noted	No change
P1_00 142	No		Do not agree with approach but no alternatives suggested	<ul style="list-style-type: none"> Do not agree with approach but no alternatives suggested 	Noted. Recent changes to the use classes order and the introduction of class E (retail, business and service uses) makes it more flexible for high streets to adapt to changing circumstances as such there are no other viable options.	No change
P1_00 144	Yes		Allow conversion of town centres and shops to residence, as long as the town remains functional and its character is maintained.	<ul style="list-style-type: none"> Allow conversion of town centres and shops to residence, provided function and character is maintained. 	Noted By allowing retail units to residential use, it will undermine the vitality of centres and increase the need to travel. This goes against government guidance.	No change
P1_00 148	Yes		Retail development should occur in pre-existing locations wherever possible	<ul style="list-style-type: none"> Should only occur in pre-existing locations 	Noted	No change
P1_00 150	No		No, I do not think this is the right approach. Retail policy options should be re-considered in the context of the significant changes in retail practices and shopping habits due to the pandemic, and current expectations for the amount of net retail floorspace needed during the plan period and its future location.	<ul style="list-style-type: none"> Need to reconsider floorspace figures in light of the pandemic. 	It is too early to determine the longer term impacts of COVID on demand for office space. A review of the needs for office floorspace will form part of a future Local Plan Review	No change
P1_00 155	Yes		I think its important to retain our high streets to encourage residents to walk to the local shop/leisure facilities as much as possible and reduce the need for vehicle transport, there should of course still be good public transport links. Ensuring that high streets have a good mixture of shops and services is important to maximize footfall	<ul style="list-style-type: none"> Retain our high streets to encourage residents to walk to local shop/ leisure facilities. 	Noted	No change
P1_00 162	Yes		It seems like a fair approach	<ul style="list-style-type: none"> Agree with Approach 	Noted	No change
P1_00 164	Yes		Yes, but you might find that more on line shopping results in no growth of demand for local shops. Instead we will need more places for delivery and to stop while unloading.	<ul style="list-style-type: none"> More online shopping results in no growth of demand for local shops. 	It is too early to determine the longer term impacts of COVID on demand for office space. A review of the needs for office floorspace will form part of a future Local Plan Review	No change
P1_00 166	Yes		We have enough shops locally and near by	<ul style="list-style-type: none"> Agree with approach and have enough shops nearby 	Noted	No change
P1_00 167	Yes		I think there could be additional attention given to the need to ensure that – for example – Rickmansworth Town centre is a viable 'walk to' option for local shopping. Typically some destination activities can help to achieve this – ensuring banks, dentists, doctors, chemists are present and considering some new ideas – for example, youth clubs, attractions for Mothers with kids, retired people, training opportunities, clubs, - and maybe some environmentally focussed ideas – a farm shop, upcycled clothing initiatives.... A proper initiative on the part of TRDC would be a	<ul style="list-style-type: none"> Give additional attention to need to ensure that Rickmansworth TC is a viable 'walk to' option; Provide more services to make centres a 'go to' location. 	Noted	No change

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			good idea – rather than a superficial questionnaire – to try and get the community really involved in solving this rather challenging problem.			
P1_00 169	Yes	The switch to online since the pandemic is apparent - Rickmansworth high street has 10-15 empty units. Why increase the space when the current stock isn't being used?	<ul style="list-style-type: none"> Why increase floorspace when current stock is not used? 	It is too early to determine the longer term impacts of COVID on demand for office space. A review of the needs for office floorspace will form part of a future Local Plan Review	No change	
P1_00 170	Yes	The demise of banking facilities in Chorleywood, leading to Internet Banking being the norm and the consequent rise in internet shopping.	<ul style="list-style-type: none"> As banks have closed, will lead to internet banking, more online shopping and decline in centres. 	It is too early to determine the longer term impacts of COVID on demand for office space. A review of the needs for office floorspace will form part of a future Local Plan Review	No change	
P1_00 181	Not Specified	Parking considerations have a major impact on the viability of retail/leisure centres. Is this up to date given the swing to on-line trading over the last 18 months?	<ul style="list-style-type: none"> Parking considerations have a major impact on viability of retail centres; Is evidence base up to date? 	It is too early to determine the longer term impacts of COVID on demand for office space. A review of the needs for office floorspace will form part of a future Local Plan Review Parking is not a planning matter	No change	
P1_00 183	Yes	Agree with approach	<ul style="list-style-type: none"> Agree with approach 	Noted	No change	
P1_00 186	Yes	With home working, local retail and leisure facilities are important	<ul style="list-style-type: none"> Local retail and leisure facilities are important. 	Noted	No change	
P1_00 190	No	Targets are too ambitious in an online world. Retail shops are not needed as much as they were and so increases are not needed	<ul style="list-style-type: none"> Targets too ambitious with online shops. Retail shops are not needed as much as they were and so increases are not needed 	It is too early to determine the longer term impacts of COVID on demand for office space. A review of the needs for office floorspace will form part of a future Local Plan Review	No change	
P1_00 191	No	Are these levels of expansion really justified? If there is to be further downward pressure on the housing allocation and population density then is this all really necessary. With more online retail fewer local outlets should be needed and warehousing should be limited to industrial areas. The national epidemic of obesity should tell us that fewer food outlets are needed, and that more green space for exercise is a much better option	<ul style="list-style-type: none"> Less development and support land use that builds healthier lifestyles 	It is too early to determine the longer term impacts of COVID on demand for office space. A review of the needs for office floorspace will form part of a future Local Plan Review	No change	
P1_00 201	Yes	It seems fine but it means nothing if rates are too high for businesses to move in - so rates need to be competitive enough for them to thrive.	<ul style="list-style-type: none"> Agree with approach. Need to reduce business rates and competitive enough to thrive. 	Noted. Business Rates are not a planning matter	No change	
P1_00 204	Yes	It appears appropriate to the needs.	<ul style="list-style-type: none"> Agree with approach 	Noted	No change	
P1_00 206	Yes	<ul style="list-style-type: none"> Abbots Langley needs retail upgrade as no banks exist. No alternative options given. 	<ul style="list-style-type: none"> Abbots Langley needs retail upgrade as no banks exist. No alternative options given. 	Noted. Recent changes to the use classes order and the introduction of class E (retail, business and service uses) makes it more flexible for high streets to adapt to changing circumstances as such there are no other viable options.	No change	
P1_00 209	No	Due to the increase loads on local roads for people travelling to these retail location, there is likely to be grid lock (for the Carpenders Park/Bushey Arches areas), in fact there already is during most of the day. The rail infrastructure was upgraded in the last few years but not its capacity, only its frequency, so again, this will quickly reach maximum capacity.	<ul style="list-style-type: none"> Due to increased loads on local roads, there is likely to be grid lock; Rail links are at capacity already. 	Noted.	No change	
P1_00 211	Yes	In general it is the right approach but there is a lack of vision for Rickmansworth Town Centre	<ul style="list-style-type: none"> Agree with approach but no vision for Rickmansworth Town Centre 	Noted.	No change	
P1_00 215	No	It has been proven to that we are moving away from physically shopping. Whilst shops are needed encourage people to live in the areas. Like town centres and then look at how the retail in that area grows. It seems crazy to build houses on new sites and then the local shops have to be included as well. Reverse that. Build housing in town centres. And shops etc will then return.	<ul style="list-style-type: none"> Moving away from physical shopping. Build houses in centres and retail will return. 	It is too early to determine the longer term impacts of COVID on demand for office space. A review of the needs for office floorspace will form part of a future Local Plan Review	No change	
P1_00 218	No	Even though there is a note of caution to look at 2031, not 2036 figures, it is still very unlikely that Comparison floorspace will triple within a decade of this pandemic and the changes in retail for comparison goods that has occurred.	<ul style="list-style-type: none"> Comparison floorspace will not triple within a decade as a result of the pandemic. 	It is too early to determine the longer term impacts of COVID on demand for office space. A review of the needs for office floorspace will form part of a future Local Plan Review	No change	
P1_00 219	Yes	Appropriate consideration appears to have been made as to the impact on the existing character. I am concerned as to the 'evening' use of town centres as the police appear to be unable to manage inappropriate behaviour at present levels.	<ul style="list-style-type: none"> Agree with approach, but concerns evening use of centre and police to manage inappropriate behaviour. 	Noted	No change	
P1_00 222	Yes	However, there is a distinct lack of vision for Rickmansworth Town Centre requires a more in-depth study. The Council should be putting forward a masterplan for development.	<ul style="list-style-type: none"> Agree with approach but no vision for Rickmansworth Town Centre 	Noted	No change	

Appendix 8 - REPRESENTATIONS – Local Plan Regulation 18 Preferred Policy Options Consultation

P1_00 223		Yes	It seems to cover most things needed.	<ul style="list-style-type: none"> No Comment 	Noted	No change
P1_00 224		No	If Ricky High Street is an example of the council at work then it is failing.	<ul style="list-style-type: none"> If Rickmansworth High Street is an example of council approach then it is a failure. 	Noted	No change
P1_00 232		Yes	All Good	<ul style="list-style-type: none"> Agree with approach 	Noted	No change
P1_00 233		Yes	I agree Preferred Policy Option for Retail and Leisure is the right approach.	<ul style="list-style-type: none"> Agree with approach 	Noted	No change
P1_00 234		Yes	I agree Preferred Policy Option for Retail and Leisure is the right approach.	<ul style="list-style-type: none"> Agree with approach 	Noted	No change
P1_00 235		No	This seems to imply that all retail centres are treated the same. Rickmansworth has had the heart ripped out of it, first by the ludicrous parking restrictions (all you have to do is make it free for two hours) and then by the current covid situation, and possibly brexit/finance. To help...make the parking free for 2 hours as previous...simple. I know businesses that have closed because of your policy's	<ul style="list-style-type: none"> More parking and better selection of shops 	Parking matters fall outside of this consultation	No change
P1_00 236		Yes	Stipulations make sense	<ul style="list-style-type: none"> Agree with approach 	Noted	No change
P1_00 240		Yes	Yes	<ul style="list-style-type: none"> Agree with approach 	Noted	No change
P1_00 244		No	It's irrelevant. While large supermarkets are allowed to flourish, there will be no revitalising of local shopping centres. Town centres should be enhanced by community facilities not retail. Enhancing libraries and other public buildings where people can meet and mix.	<ul style="list-style-type: none"> Town centres should be enhanced by community facilities not retail. 	Noted	No change
P1_00 256		Yes	Rickmasworth high street should be permanently pedestrianised	<ul style="list-style-type: none"> Rickmasworth high street should be permanently pedestrianised 	Noted	No change
P1_00 262		Yes	Empty shops and offices should be subsidised for start-up businesses, pop-ups, and enterprise units. No more malls.	<ul style="list-style-type: none"> Empty shops and offices should be subsidised for start-up businesses, pop-ups, and enterprise units. No more malls. 	Noted	No change
P1_00 271		Yes	Seems sensible	<ul style="list-style-type: none"> Agrees with approach 	Noted	No change
P1_00 281		Yes	Need to protect local small businesses	<ul style="list-style-type: none"> Protect small businesses 	Noted	No change
P1_00 282		No	Do not agree with approach but no alternatives suggested	<ul style="list-style-type: none"> Do not agree with approach but no alternatives suggested 	Noted. Recent changes to the use classes order and the introduction of class E (retail, business and service uses) makes it more flexible for high streets to adapt to changing circumstances as such there are no other viable options.	No change
P1_00 310		No	The town centre is barely able to offer any quality shopping - especially the shortage of parking spaces - which will be even fewer if new housing takes place. The Council needs to be supportive of shopkeepers and try to make the high street appealing to residents and visitors.	<ul style="list-style-type: none"> Council needs to be supportive of shopkeepers 	Noted	No change

Q10. Should we have considered alternative options?						
P1_00 209_G	G Brown	Yes	It is for councillors to consider sensible, alternative options and propose a range of those options	<ul style="list-style-type: none"> councillors to consider and propose a range of those options 	Noted. Recent changes to the use classes order and the introduction of class E (retail, business and service uses) makes it more flexible for high streets to adapt to changing circumstances as such there are no other viable options.	No change
				<ul style="list-style-type: none"> 		
				<ul style="list-style-type: none"> 		
				<ul style="list-style-type: none"> 		