

APPENDIX J – LOCAL AND NEIGHBOURHOOD CENTRE ASSESSMENT

Dacorum Borough

Centre	Current Designation	No. of Units ¹	Composition / Notable Stores / Services	Recommended Designation
Woodhall Farm	Local Centre (District)	5	Consists of small grocery store, pharmacy, takeaway, dry cleaners and a Sainsbury's Superstore which accounts for 0.29% market share for main food shopping, and 0.45% market share for top-up shopping across the Study Area. Two medical centres and a primary school are located adjacent to the core retail area.	Local Centre
Adeyfield	Local Centre (Neighbourhood)	25	Grouping of shops including convenience store, shops, cafes pharmacy, and services. Also includes a community centre.	Local Centre
Apsley	Local Centre (Neighbourhood)	35	Comprises a High Street set up with a range of shops, services and community facilities. When considered in conjunction with the various retail warehousing and retail parks adjacent, including Sainsbury's, Wickes, and Dunelm, the centre provides a function more complex than a Local Centre.	Local Centre
Bennetts End	Local Centre (Neighbourhood)	20	Grouping of shops including convenience store, pharmacy, takeaways and cafes, and other services. The Bennetts End Community centre is also adjacent.	Local Centre
Boxmoor	Local Centre (Neighbourhood)	15	A range of mostly small, independent retail units and services.	Neighbourhood Centre

¹ Estimated based on Policy 43 of Dacorum Borough Local Plan 1991-2011 and desktop review

Centre	Current Designation	No. of Units ¹	Composition / Notable Stores / Services	Recommended Designation
Bovingdon	Local Centre (Neighbourhood)	24	Range of small retail units including Costcutter and Co-operative food stores. Permission has been granted for a Tesco Express	Local Centre
Maylands	Local Centre (Neighbourhood)	24	Rapidly growing area, with numerous extant planning permissions and development occurring. Range of shops and services will be provided.	Local Centre
Chaulden	Local Centre (Neighbourhood)	9	Small local independent retailers anchored by Co-Operative Food store.	Neighbourhood Centre
Gadebridge	Local Centre (Neighbourhood)	7	Small local independent retailers anchored by Nisa Local.	Neighbourhood Centre
Grovehill	Local Centre (Neighbourhood)	12	Small local independent retailers anchored by Tesco Express and including post office, pharmacy and medical centre.	Neighbourhood Centre
Highfield (Bellgate)	Local Centre (Neighbourhood)	10	Small strip of shops including Tesco Express and Co-operative Food store.	Neighbourhood Centre
Highfield (The Heights)	Local Centre (Neighbourhood)	6	Small local independent retailers anchored by Co-Operative Food store.	Neighbourhood Centre
Kings Langley	Local Centre (Neighbourhood)	24	High street arrangement with a range of convenience and comparison retail units as well as retail and leisure services including restaurants, cafes and servicing the wider local area.	Local Centre
Leverstock Green	Local Centre (Neighbourhood)	7	Small strip of shops including SPAR supermarket, pub and bakery.	Neighbourhood Centre
Markyate	Local Centre (Neighbourhood)	12	Series of small local shops and services including restaurants and pubs.	Neighbourhood Centre
Miswell Lane	Local Centre (Neighbourhood)	14	Small local independent retailers, located nearby to Tring and therefore functioning as a secondary neighbourhood focussed centre.	Neighbourhood Centre
Nash Mills	Local Centre (Neighbourhood)	5	Small local independent retailers anchored by Tesco Express.	Neighbourhood Centre
Northchurch	Local Centre (Neighbourhood)	5	Small neighbourhood centre comprising Tesco Express and leisure services.	Neighbourhood Centre

Centre	Current Designation	No. of Units ¹	Composition / Notable Stores / Services	Recommended Designation
Warners End	Local Centre (Neighbourhood)	10	Small shopping area anchored by Tesco Express and comprising a series of small shops and services.	Neighbourhood Centre

Hertsmere Borough

Centre	Current Designation	No. of Units ²	Composition / Notable Stores / Services	Recommended Designation
Leeming Road (Borehamwood)	Local Centre	40	Local shopping facility anchored by Cooperative Foods store and providing a range of convenience and comparison goods shops, retail services and leisure services.	Local Centre
Manor Way (Borehamwood)	Key Neighbourhood Parade	20	Local shopping strip including convenience supermarket and comparison goods stores, and retail and leisure services. A community centre is located within Ripon Park.	Local Centre
Harcourt Road (Bushey)	Key Neighbourhood Parade	9	Small strip of shops including Tesco Express and Londis and other small services.	Neighbourhood Centre
Bushey Hall Road (Bushey)	Key Neighbourhood Parade	11	Small parade of mostly independent retailers including post office, café, takeaway, and minor retail services.	Neighbourhood Centre
Cranborne Parade (Potters Bar)	Key Neighbourhood Parade	10	Small parade of shops including Tesco Express, takeaway, betting shop, tattoo parlour.	Neighbourhood Centre
Elstree Village Centre	Neighbourhood Centre	9	Small convenience store, pharmacy, newsagent and restaurant.	Neighbourhood Centre
Andrew Close (Shenley)	Neighbourhood Centre	6	Tesco Express, real estate agents, takeaway and pharmacy.	Neighbourhood Centre
Croxdale Road	Neighbourhood Parade	7	Small local independent retailers.	Neighbourhood Centre
Hartforde Road	Neighbourhood Parade	8	Small parade of mostly convenience stores including McColl's and bakery.	Neighbourhood Centre
Howard Drive	Neighbourhood Parade	10	Small local retail units including McColl's convenience store and local pharmacy.	Neighbourhood Centre
Rossington Avenue	Neighbourhood Parade	6	Small stores of neighbourhood significance including convenience store.	Neighbourhood Centre
Aldenham Road	Neighbourhood Parade	3	Small parade of three independent retailers serving neighbourhood.	Neighbourhood Centre

² Estimate based on Hertsmere Borough Council's Policies Map Local Plan 2012-2027 document and desktop review

Centre	Current Designation	No. of Units ²	Composition / Notable Stores / Services	Recommended Designation
Bournehall Avenue	Neighbourhood Parade	2	Costcutters and hairdressing salon.	Neighbourhood Centre
Bushey Mill Lane	Neighbourhood Parade	10	Small set of local independent retailers including takeaway, convenience store, and retail services.	Neighbourhood Centre
Park Avenue	Neighbourhood Parade	3	Small independent supermarket and restaurant.	Neighbourhood Centre
High Street North (1 & 2) Potters Bar	Neighbourhood Parade	20	Consists of three separate parades of shops just north of the Potters Bar providing a range of services for the local area.	Neighbourhood Centre
Battlers Green Drive	Neighbourhood Parade	5	Small local shops including small Costcutter convenience store, post office, café and restaurant.	Neighbourhood Centre

Three Rivers District

Centre	Current Designation	No. of Units ³	Composition / Notable Stores / Services	Recommended Designation
Croxley Green (Watford Road)	Local Centre	25	Centre offering a variety of convenience, comparison and services units serving the local area. Includes multiple small scale independent supermarkets.	Local Centre
Croxley Green (New Road)	Local Centre	19	Centre consisting 19 units and offering a variety of convenience and comparison units as well as retail and leisure services serving the local area. Anchored by a Co-operative Food store.	Local Centre
Mill End (Money Hill Parade)	Local Centre	37	Centre consisting of two parades of shops offering a variety of convenience and comparison goods, leisure services and retail services, servicing the local area. Main convenience store is a Welcome Rickmansworth/Co-operative Food supermarket.	Local Centre
2-8 Chalfont Road, Maple Cross	Local Centre	3	Three units including McColl's and independent takeaway.	Neighbourhood Centre
57-63 High Street, Bedmond	Other Local Shops	3	Two small independent convenience goods stores and motor garage.	Neighbourhood Centre
61-65 Station Road, Kings Langley	Other Local Shops	4	Small local independent retailers.	Neighbourhood Centre
15 Bridge Road and 5 Old Mill Road, Hunton Bridge	Other Local Shops	5	Small local independent retailers and pub serving neighbourhood.	Neighbourhood Centre
17-22 School Mead, Abbots Langley	Other Local Shops	6	Small convenience store, local takeaways and minor retail services.	Neighbourhood Centre
5-7a and Sherwood News, College Road, Abbots Langley	Other Local Shops	2	Small local independent convenience store.	Neighbourhood Centre
1-14 Katherine Place, Abbots Langley	Other Local Shops	7	Small shopping facility with car parking consisting of predominantly independent retailers and anchored by Tesco Express.	Neighbourhood Centre

³ Estimate based on list provided by Three Rivers District Council and desktop review

Centre	Current Designation	No. of Units ³	Composition / Notable Stores / Services	Recommended Designation
Sarratt Post Office, The Green, Sarratt	Other Local Shops	1	Small Londis convenience store including post office.	Individual shop
41-55 and 295-309 Baldwins Lane, Croxley Green	Other Local Shops	6	Small parade of predominantly independent retailers and Londis convenience store.	Neighbourhood Centre
193-197 Watford Road, Croxley Green	Other Local Shops	5	Small set of shops including tattoo parlour, antique store and Co-op Food supermarket.	Neighbourhood Centre
4-12 Scots Hill, 1-3 The Green and 1-4 New Parade, Croxley Green	Other Local Shops	8	Set of shops including convenience store, local services, takeaways and a public house.	Neighbourhood Centre
1-11 Tudor Parade, Mill End / Berry Lane, Mill End	Other Local Shops	7	Small parade of shops including convenience stores, pharmacy and takeaway.	Neighbourhood Centre
68-82 Church Lane, Mill End	Other Local Shops	8	Small parade of shops including convenience stores, pharmacy and takeaway.	Neighbourhood Centre
2-28 Main Avenue, Moor Park	Other Local Shops	8	Small parade of shops including convenience stores, pharmacy and post office.	Neighbourhood Centre
10-24 Hallowes Crescent, South Oxhey	Other Local Shops	8	Small parade of shops including convenience stores, pharmacy and post office.	Neighbourhood Centre
305-317 Prestwick Road, South Oxhey	Other Local Shops	6	Small parade of shops including convenience stores, pharmacy and tattoo parlour.	Neighbourhood Centre
1-18 The Parade, Delta Gain, Carpenders Park	Other Local Shops	9	Small parade of local shops including Co-op store, pharmacy, real estate agent, post office and takeaway.	Neighbourhood Centre
18-48 Little Oxhey Lane, South Oxhey	Other Local Shops	7	Small parade of shops including small convenience stores, takeaways, pharmacy, café and betting shop.	Neighbourhood Centre
46-52 Heronsgate Road, Heronsgate	Other Local Shops	4	Small retailers including independent travel agent and beauty spa.	Neighbourhood Centre

Centre	Current Designation	No. of Units ³	Composition / Notable Stores / Services	Recommended Designation
2-4 Station Approach, Chorleywood	Other Local Shops	3	Small local independent retailers including upholstery store, a vacant unit, and Sky Vision.	Neighbourhood Centre
Wyatts House and Shell Filling Station, Rickmansworth Road, Chorleywood	Other Local Shops	3	Shell filling station including convenience store and estate agents.	Neighbourhood Centre

St Albans District

Centre	Current Designation ⁴	No. of Units	Composition / Notable Stores / Services	Recommended Designation
Southdown	Neighbourhood Centre	30	Small centre providing a range of convenience and comparison goods shops, retail services and leisure services providing for the local community. Major food store is a Co-operative Food supermarket.	Local Centre
Redbourn	Neighbourhood Centre	20	High Street arrangement comprising local convenience and comparison goods stores as well as some local services, anchored by a Co-operative Food supermarket.	Local Centre
Wheathampstead	Neighbourhood Centre	23	High Street arrangement comprising local convenience and comparison goods stores as well as some local services, anchored by a Tesco Express.	Local Centre
Fleetville	Neighbourhood Centre	40	Centre providing for the local area including convenience goods stores, comparison retailers, retail services, leisure services and financial and business services. The centre includes a large Morrison's store at the edge of the centre.	Local Centre
Verulam Estate	Neighbourhood Centre	2	Waitrose store and chemist with separated car park and located adjacent to a school. The Waitrose which accounts for 0.87% market share for main food shopping, and 0.45 market share for top-up shopping across the Study Area.	Local Centre
The Quadrant Marshalswick	Neighbourhood Centre	33	A shopping facility including off road car parking and providing a comprehensive offer of convenience and comparison goods and a range of services. Anchored by Sainsbury's Local and Budgens.	Local Centre

⁴ Estimated based on St Albans District Local Plan Review 1994 and desktop review

Centre	Current Designation ⁴	No. of Units	Composition / Notable Stores / Services	Recommended Designation
London Colney	Neighbourhood Centre	24	Centre providing for the local area including convenience goods stores, comparison retailers, retail services, leisure services and financial and business services. Anchored by Co-op Food supermarket.	Local Centre
8-26 High Oaks, St Albans	Local Centre	8	Parade of shops offering mostly basic convenience goods and small scale services.	Neighbourhood Centre
34-41A Abbey Avenue, St Albans	Local Centre	5	Small parade of shops including convenience store and basic services.	Neighbourhood Centre
23-39A Vesta Avenue, St Albans	Local Centre	9	Parade of shops including convenience store and basic retail and leisure services.	Neighbourhood Centre
28-38 Abbots Avenue West, St Albans	Local Centre	5	Small parade of shops including a convenience store and hairdresser.	Neighbourhood Centre
St Brelades Place, St Albans	Local Centre	8	Small, contained shopping centre with off road parking anchored by Tesco Express and offering a cycle shop, leisure services and some health and beauty units.	Neighbourhood Centre
2-36 Beech Road, St Albans	Local Centre	12	Shopping parade featuring a Shell filling station, Tesco Express, takeaways and a pharmacy.	Neighbourhood Centre
19-23 & 40-42 Sandridge Road, St Albans	Local Centre	1	Small convenience store.	Individual Shops
15-23 Central Drive, St Albans	Local Centre	5	Small parade of shops including photographer studio, newsagents, café and hairdresser.	Neighbourhood Centre
38-52 Newhouse Park, St Albans	Local Centre	8	Small shopping facility with off street parking and offering basic convenience goods and services.	Neighbourhood Centre
399-421 & 444 Hatfield Road, St Albans	Local Centre	12	Strip of shops offering a range of local services	Neighbourhood Centre
211-217 and 243-249 Camp Road, St Albans	Local Centre	2	Two small retail units in residential area	Individual Shops

Centre	Current Designation ⁴	No. of Units	Composition / Notable Stores / Services	Recommended Designation
191-205 Cell Barnes Lane, St Albans	Local Centre	6	Shopping strip anchored by Co-operative Food supermarket and providing a range of basic services.	Neighbourhood Centre
Highfield Local Centre	Local centre	7	Local centre developed since Local Plan 1994 was adopted. Consists convenience store and basic local services.	Neighbourhood Centre
381-397 Luton Road, Harpenden	Local Centre	4	Small parade offering a convenience store and post office, dental practice and other store.	Neighbourhood Centre
95-105 Luton Road, Harpenden	Local Centre	3	Very small parade offering convenience store, beauty salon and restaurant.	Neighbourhood Centre
50-54 Westfield Road, Harpenden	Local Centre	3	Small set of shops with limited convenience goods offer.	Neighbourhood Centre
121-125 & 138-146 Lower Luton Road, Harpenden	Local Centre	4	Small shopping parade featuring Co-operative food store and takeaways.	Neighbourhood Centre
103-107 Station Road, Harpenden	Local Centre	4	Small shopping parade featuring convenience store, veterinarian and other retail units.	Neighbourhood Centre
1-5 Shenley Lane, London Colney	Local Centre	3	Centre consists of three units including two separated restaurants and one vacancy	Individual Shops
81-97 Old Watford Road, Bricket Wood	Local Centre	6	Small shopping parade offering convenience store, hair dresser, bicycle store, cleaning store and two restaurants	Neighbourhood Centre
95-127 Oakwood Road, Bricket Wood	Local Centre	9	Small shopping parade offering convenience store and local services	Neighbourhood Centre
19-27 Blackboy Wood, Bricket Wood	Local Centre	2	Small parade offering a convenience store and restaurant	Neighbourhood Centre
2A Tippendell Lane; 301—305, 337 & 192-204 Watford Road, Chiswell Green	Local Centre	9	Small parades of shops offering a range of shops and services	Neighbourhood Centre
2-30 How Wood	Local Centre	13	Small parades of shops offering a range of shops and services	Neighbourhood Centre

Centre	Current Designation ⁴	No. of Units	Composition / Notable Stores / Services	Recommended Designation
69-71, 68-76 & land south of 84 Park Street; 1-2 Park Street Lane, Park Street	Local Centre	5	Small parade of shops offering limited services	Neighbourhood Centre
15 & 8-16 High Street, Colney Heath	Local Centre	6	Small set of shops offering local services	Neighbourhood Centre

Watford Borough

Centre	Current Designation ⁵	No. of Units	Composition / Notable Stores / Services	Recommended Designation
Garston Park Parade	Neighbourhood Centre	20	Shopping parade providing a comprehensive offer of convenience and comparison retailers, as well as basic retail, leisure and financial and business services. The centre is anchored by a Londis convenience store.	Local Centre
Goodwood Parade	Neighbourhood Centre	18	Set of two shopping parades providing a range of convenience goods stores (including Nisa local), and a range of local services.	Local Centre
Longspring	Neighbourhood Centre	16	Located at the northern end of St Albans Road, and is comprised predominantly of an independent convenience store, as well as a number of takeaway stores and restaurants and retail services.	Local Centre
Station Area – Langley Road/St Alban's Road	Neighbourhood Centre	28	Series of shops located near to Watford Junction Station and at the southern edge of St Albans Road. Retail offer includes multiple small convenience outlets, takeaways and restaurants and some retail services.	Local Centre
Buckingham Road	Neighbourhood Centre	30	Strip of shops along St Albans Road comprising convenience shops, comparison goods units and a range of services.	Local Centre
Bushey Arches	Neighbourhood Centre	12	Small set of shops with a high level of vacancies, and comparison goods shops, and basic services including tattoo parlour, and takeaways.	Neighbourhood Centre

⁵ Estimated based on Watford Local Plan (Core Strategy) 2006-31 and desktop review

Centre	Current Designation ⁵	No. of Units	Composition / Notable Stores / Services	Recommended Designation
Vicarage Road	Neighbourhood Centre	20	High Street and Mall arrangement comprised of predominantly hot food takeaways, cafes and retail services. Also includes a Londis convenience store.	Local Centre
Whippendell Road East	Neighbourhood Centre	15	Shopping parade offering basic convenience and services and anchored by a Tesco Express with off street car park.	Local Centre
The Brow	Local Shops	8	Parade of shops subject to planning permission (ref: 16/01029) involving demolition and reprovision of 8 units. The proposed units are similar in size and nature to the existing and would provide for the immediate area.	Neighbourhood Centre
Euston Avenue	Local Shops	4	Small set of shops currently comprised of a small convenience store, a barber, and two vacant units.	Neighbourhood Centre
Leavesden Road	Local Shops	7	A series of disconnected shops along Leavesden Road, comprising several convenience stores, and some basic retail and leisure services.	Individual Shops
Langley Way	Local Shops	8	Small set of shops providing basic local services including convenience store, café, pharmacy and hot food takeaway.	Neighbourhood Centre
Orbital Crescent	Local Shops	7	Small set of shops including two convenience stores, a number of vacancies, and an upholsterer.	Neighbourhood Centre
The Gossamers	Local Shops	10	Small local independent retailers anchored by Co-Operative Food.	Neighbourhood Centre
Tolpits Lane	Local Shops	5	Small strip of retail units including convenience store, pharmacy and takeaway.	Neighbourhood Centre

Centre	Current Designation ⁵	No. of Units	Composition / Notable Stores / Services	Recommended Designation
Tudor Avenue	Local Shops	12	Small set of shops including public house, local convenience store, small comparisons store and basic services.	Neighbourhood Centre
Villiers Road	Local Shops	5	Road junction providing basic shopping facilities including public house, bakery and barber.	Neighbourhood Centre
Horseshoe Lane	Local Shops	3	Small set of shops at major intersection including local convenience store.	Neighbourhood Centre
Whippendell Road/Ascot Road	Local Shops	7	Small shopping parade offering a newsagents, café, hot food takeaway and betting store, and anchored by a Budgens grocery store.	Neighbourhood Centre
St Johns Road	Local Shops	9	Basic shops and services including small convenience store and two public houses.	Neighbourhood Centre
St James Road	Local Shops	2	Two small stores including convenience store.	Individual Shops
Harwoods/Hagden Lane	Local Shops	3	Small, disconnected local shops.	Individual Shops
Haines Way	Local Shops	2	Two units including Costcutter convenience store and local post office.	Individual Shops
Watford Fields	Local Shops	1	Small convenience store.	Individual Shop
North Approach	Local Shops	3	Small parade of shops including small convenience store, hair dresser, café, pharmacy and other services.	Neighbourhood Centre
Eastbury Road	Local Shops	4	Small local independent retailers including small grocery shops, dental clinic and dry cleaners.	Neighbourhood Centre