

**Tuesday 3 July 2012**

**Day 5  
SESSION 10**

**1000 hours  
RETAIL DEVELOPMENT INCLUDING PRINCIPAL  
AND DISTRICT TOWN CENTRES**

1. Is there a sound framework for the development of the borough's current centres? What is the logic for the hierarchy of centres set out in the plan? What is the effect of linking Brynmawr district town centre to the new retail provision at Lakeside Retail Park?
2. What evidence underpins the location and quantum of new retail development sought within the lifetime of the plan identified in Policy R1? What impact will further retail development in Ebbw Vale - on top of existing commitments - have on the vitality and viability of the county's other centres?
3. Should the information on need in paragraph 8.20 of the Plan be incorporated into specific SP or DM policies to enable a direct comparison between the needs identified and the provision sought?
4. What is the logic for the boundaries of the primary retail areas on the proposals map for the county's principal and district town centres? Are such extensive boundaries appropriately supported in the Council's evidence base?
5. Who will implement the measures identified in section 2 of Policy SP3? Who will pay for these initiatives to be undertaken?
6. Does Policy DM6 provide an appropriately clear set of controls to manage the county's principal and district town centres? What is the land use planning case for restricting the percentages of hot food take aways and public house in these centres? How is the term "close proximity" to be interpreted?
7. Should paragraph 7.48 of the plan be inserted into Policy DM6 as opposed to the reasoned justification for the policy? If not, why not?

**Close 1300 hours**